

City of Shakopee
Community Recreation Facilities Study
April 30, 2015



292DesignGroup

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This feasibility study explores the options for enhancing the City of Shakopee's existing community recreation facilities. The building program, concept drawings and associated cost estimates were derived from a iterative process with city staff, Ballard King—a recreation and operations consultant—and RJM Construction.

Process

City staff worked with Ballard King on a demographic and marketing analysis that allowed them to better understand the needs and desires of their community residents, as well as the recreation and fitness amenities that were already located within the community center's service area. Ballard King prepared a demographic analysis based on US Census data, researched and compiled a list of recreation/fitness providers in the area (public and private) and held meetings with various stakeholder groups to understand, first-hand, the needs of the community.

Based on all of their research, Ballard King prepared a preliminary building program that was the framework for building concept development. 292 developed initial building concept plans in response to the preliminary program. After numerous reviews with the City, the concept plans were finalized and sent to RJM Construction so that they could prepare construction cost estimates.

Results

The study includes program summaries—spreadsheets that outline square footage requirements—for a new ice arena facility and repurposed community center building. It also includes conceptual plans that identify those program elements and their relationship to one another.

Acknowledgments

Thank you to City staff and collaborating consultants for their efforts in developing the enclosed feasibility study concepts. Their insight was invaluable.

Based on the demographic analysis, market analysis and proposed building program prepared by Ballard King, 292 Design Group and City staff first studied the expansion and renovation opportunities of the existing community center to fill the proposed program needs. However, early in this process, it became evident that the large components in the proposed program—aquatics and the ice sheet—presented challenges at the existing center and site.

Challenges

Site: The existing, two-level community center is aligned in a linear fashion on a sloped site. The center's main entry is at the upper level, as is the majority of parking. Meeting rooms, access to spectator seating, the teen/senior center, and administrative offices are also located on the upper level. Secondary service entrances that lead directly to the ice sheet, locker rooms and gymnasium, are located on the lower level. Because of the existing center's linear alignment and the site's topography, expansion of the arena to include a second ice sheet is limited. Potential for a future third sheet expansion was not available.

Parking: Parking was another hurdle. Should the existing building include both a second ice sheet expansion and aquatics component, a significant increase in parking spaces would be needed and the current topography and linear building alignment provide challenges. Additional parking would be a considerable distance from the main entry. Additional entries, closer to the additional parking, would introduce control point difficulties for City staff.

Infrastructure: The ice and aquatic components are both large spaces with particular and distinct building systems requirements. The ice arena does not share any significant infrastructure with the rest of the building but, unfortunately, the existing arena's ice refrigeration system requires upgrades and most likely replacement. Both the new ice and aquatics addition would require space for their unique mechanical systems.

Program activities: Programatically, hockey is a destination activity with a defined activity timeframe. The facility is used for events and rented by the hour, versus the drop-in nature of other community center activities. Holding events requires a control point for admission (as events here often include admission fees), in addition to the control point required for the remainder of the building and its associated activities. Activities in a proposed aquatics center would not require an additional control point for the building.

Concept Direction

Because of the challenges for including both an ice and aquatics expansion at the existing building, 292 Design Group and City staff also looked at the potential for a stand-alone ice facility. A distinct facility for ice would provide greater opportunities for other program activities at the existing center. A concept plan for a new, two-sheet ice arena was prepared in conjunction with an option that explored repurposing of the existing arena to accommodate non-ice program activities—an indoor aquatics center or gymnasium space.

Resulting Options and Cost Estimates

292 Design Group then created the following options, along with cost estimates, to help the City determine the most desirable direction for Shakopee's future recreational offerings.

Option 1: Add a second ice sheet to the existing arena

This option explored the potential for a second ice rink to be added to the west end of the existing ice arena. The option included the following amenities:

- NHL-size ice sheet (85'x200')
- Spectator seating for 900
- Meeting rooms
- Concessions
- New lobby to relocate spectator crowds away from the community center entry
- Dryland training center
- Restrooms
- JV and varsity team rooms
- Youth team rooms
- Refrigeration and ice resurfer room
- Lower level lobby
- Storage space
- Additional 150 parking stalls

This option keeps the ice arena and community center on the same site. It essentially separates the ice arena from the rest of the community center by creating a new ice arena entrance. The community center can be accessed by walking through the existing ice rink, but it isn't a direct circulation path. A cost estimate was prepared by RJM Construction for this concept and is included in the Cost Estimates section of this report. The cost estimate took into account replacement of the existing refrigeration system and ice rink floor of the original ice arena.

Option 2: Construct a new two-sheet ice arena

This option creates a new, two-sheet ice arena on a site to be determined, and includes the following amenities:

- 2 NHL-size ice sheets (85'x200')
- Spectator seating for 900 in one rink and 250 in the other
- Meeting rooms
- Concessions
- Management offices
- Dryland training center
- Multi-purpose meeting rooms
- Restrooms
- JV and varsity team rooms
- Youth team rooms
- Refrigeration and ice resurfacer room
- Storage and support space
- 150 parking stalls

This option allows for efficient operation with no conflicts between ice arena activities and community center activities. It is designed to allow for a third or fourth ice sheet to be added on in the future. A cost estimate was prepared by RJM Construction for this concept and is included in the Cost Estimates section of this report. Creating a new, two-sheet ice arena on a different site provides an opportunity to repurpose the existing ice arena into another use, an opportunity explored in Option 3.

Option 3: Repurpose existing ice arena

This option explores reuse of the existing ice arena as an aquatics center and renovation of other existing spaces to address Ballard King's building program needs. The option includes the following amenities:

- Women's, men's, and family locker rooms
- Aquatics office
- Zero depth pool with current channel
- Single slide that exits and re-enters the aquatics space
- 4-lane lap pool
- Whirlpool
- New exterior glass facing south and west
- Pool equipment room
- Storage
- New weight/cardio area
- 2 fitness studios
- Spinning studio
- Teen/senior center
- Childcare
- Indoor playground
- Multi-purpose room
- Party/event rooms

The existing ice arena is constructed of materials that are conducive to an aquatics center, mainly precast concrete, masonry, and steel. It is a large, open space that has exposures to the south and west which would allow large amounts of natural light to enter the space—ideal for an indoor aquatic center. A second level would be constructed over the existing bleachers to accommodate much needed fitness space. (A variation shows sport courts in the existing ice arena space, in lieu of an aquatics component.) This option, and the variation, validated the idea that the existing ice arena could be repurposed into an aquatic or gymnasium type of space, both integral components of many community centers. A cost estimate was prepared by RJM Construction for this concept and is included in the Cost Estimates section of this report.

Council Workshop

The three options were presented at the Shakopee City Council Workshop on March 3, 2015. 292 Design Group requested direction from the City Council on which ice arena option to pursue as it would impact the recreation study's planning and operations analyses, as well as the design, location, and potential cost of the community center.

MARKET ANALYSIS: Demographic Summary & Market Review

Ballard*King & Associates was contracted by the City of Shakopee to complete a feasibility study for additions to the current community center.

The following is a summary of the basic demographic characteristics of the identified service areas along with recreation and leisure participation standards as produced by the National Sporting Goods Association and the National Endowment of Arts.

Service Areas: The goal of an expanded facility in Shakopee would be to serve the residents. As such the City of Shakopee information is reflected in some of the key indicators in this report. However, in order to be consistent with previous studies a 12-minute drive time has been identified as the Primary Service Area.

Primary Service Areas are usually defined by the distance people will travel on a regular basis (a minimum of once a week) to utilize a facility or its programs. Use by individuals outside of this area will be much more limited and will focus more on special activities or events (tournaments, etc.).

Service areas can vary in size based on the types of components that are included in a facility. A center with active elements (pool, weight cardiovascular equipment area, gym, track, etc.) will generally have a larger service area than a more passively oriented facility. Specialized facilities such as a sports field house, ice arena or large competitive aquatic venue will have even larger service areas that make them more of a regional destination.

Service areas can also be based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can have an impact upon membership, daily admissions and the associated penetration rates for programs and services. The presence of alternative service providers can also have an impact on the number and frequency of events that could be held at a specialized facility.

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MARKET ANALYSIS: Demographic Summary & Market Review

Service Area Comparison Chart:

	City of Shakopee	Primary Service Area
Population:		
2010 Census	37,076	68,768
2014 Estimate	39,260	72,401
2019 Estimate	41,849	77,167
Households:		
2010 Census	12,772	24,234
2014 Estimate	13,488	25,533
2019 Estimate	14,353	27,229
Families:		
2010 Census	9,275	17,875
2014 Estimate	9,790	18,780
2019 Estimate	10,401	20,000
Average Household Size:		
2010 Census	2.83	2.79
2014 Estimate	2.85	2.79
2019 Estimate	2.85	2.80
Ethnicity:		
Hispanic	8.8%	8.3%
White	74.6%	78.7%
Black	5.6%	4.2%
American Indian	1.1%	1.1%
Asian	10.9%	8.9%
Pacific Islander	0.0%	0.02%
Other	5.1%	4.3%
Multiple	2.7%	2.7%
Median Age:		
2010 Census	32.3	33.9
2014 Estimate	33.3	34.8
2019 Estimate	34.1	35.5
Median Income:		
2014 Estimate	\$82,263	\$86,355
2019 Estimate	\$93,773	\$101,734
Household Budget Expenditures¹:		
Housing	140	152
Entertainment & Recreation	142	155

¹ This information is placed on an index with a reference point being the National average of 100.

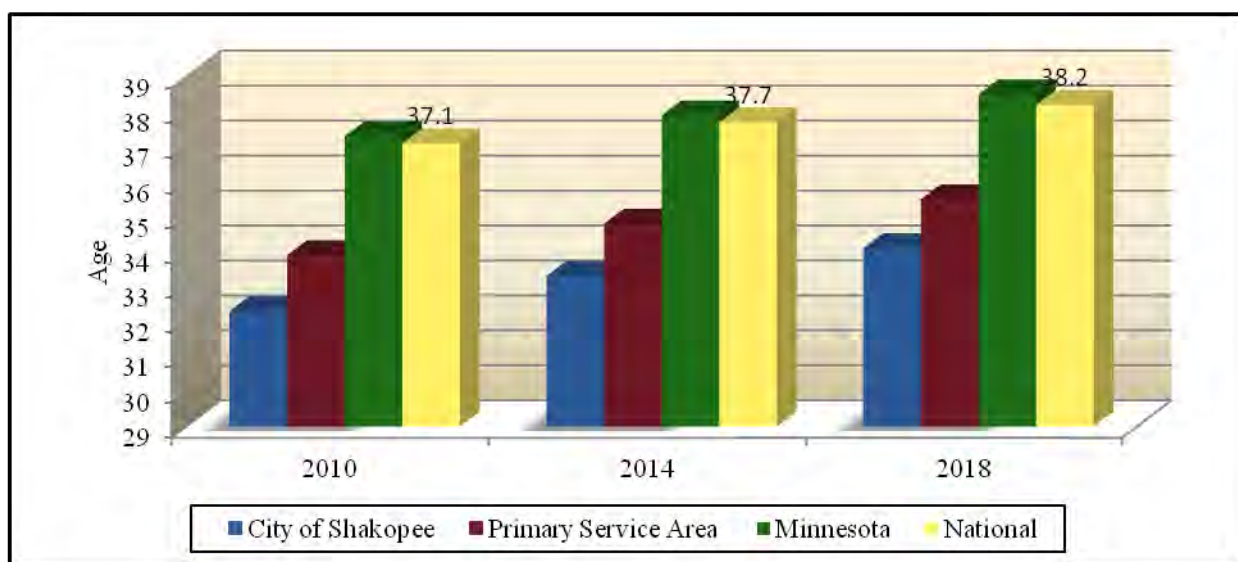
MARKET ANALYSIS: Demographic Summary & Market Review

Age and Income: The median age and household income levels are compared with the national number as both of these factors are primary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table A – Median Age:

	2010 Census	2014 Projection	2019 Projection
City of Shakopee	32.3	33.3	34.1
Primary Service Area	33.9	34.8	35.5
State of Minnesota	37.3	37.9	38.5
Nationally	37.1	37.7	38.2

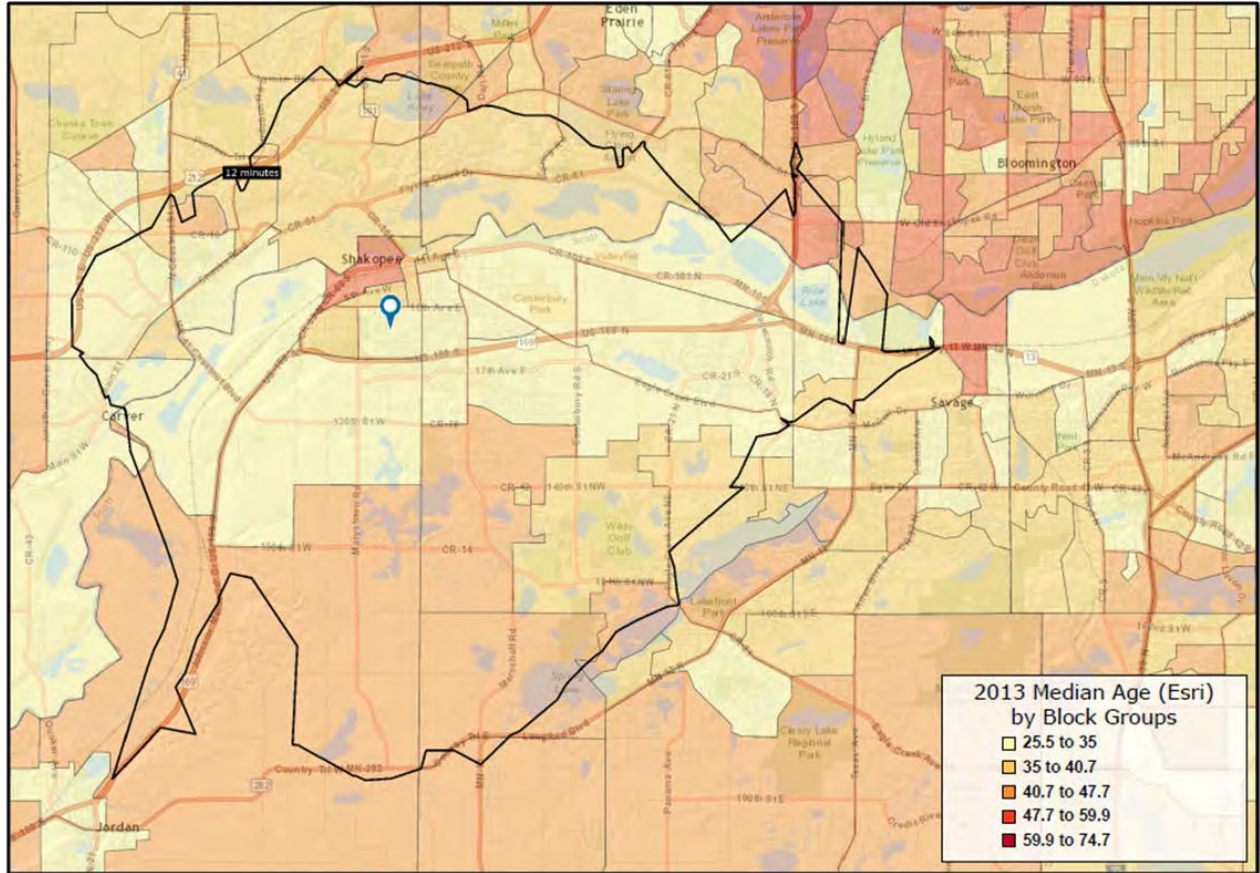
Chart A – Median Age:



The median age in the City and Primary Service Area are significantly lower than the State and National number. This points to families with younger children who are primary users of indoor recreation and sport facilities.

MARKET ANALYSIS: Demographic Summary & Market Review

Map A – Median Age by Census Block Group:

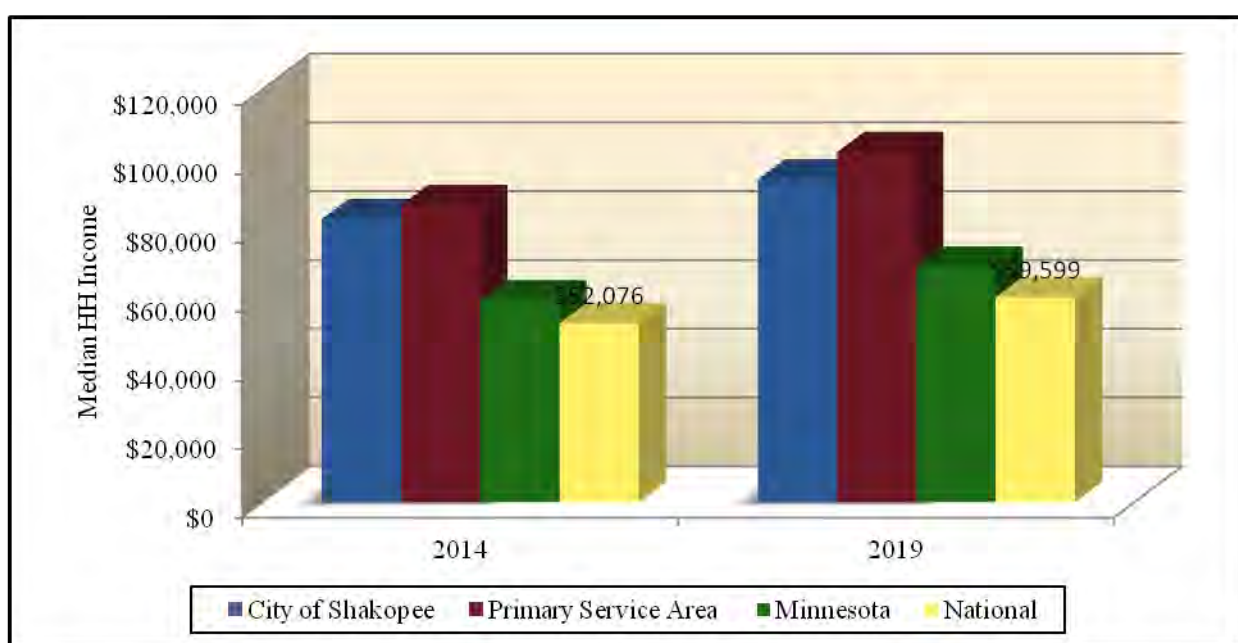


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MARKET ANALYSIS: Demographic Summary & Market Review

Table B – Median Household Income:

	2014 Estimate	2019 Projection
City of Shakopee	\$82,263	\$93,773
Primary Service Area	\$86,355	\$101,734
State of Minnesota	\$58,634	\$68,448
Nationally	\$52,076	\$59,599

Chart B – Median Household Income:

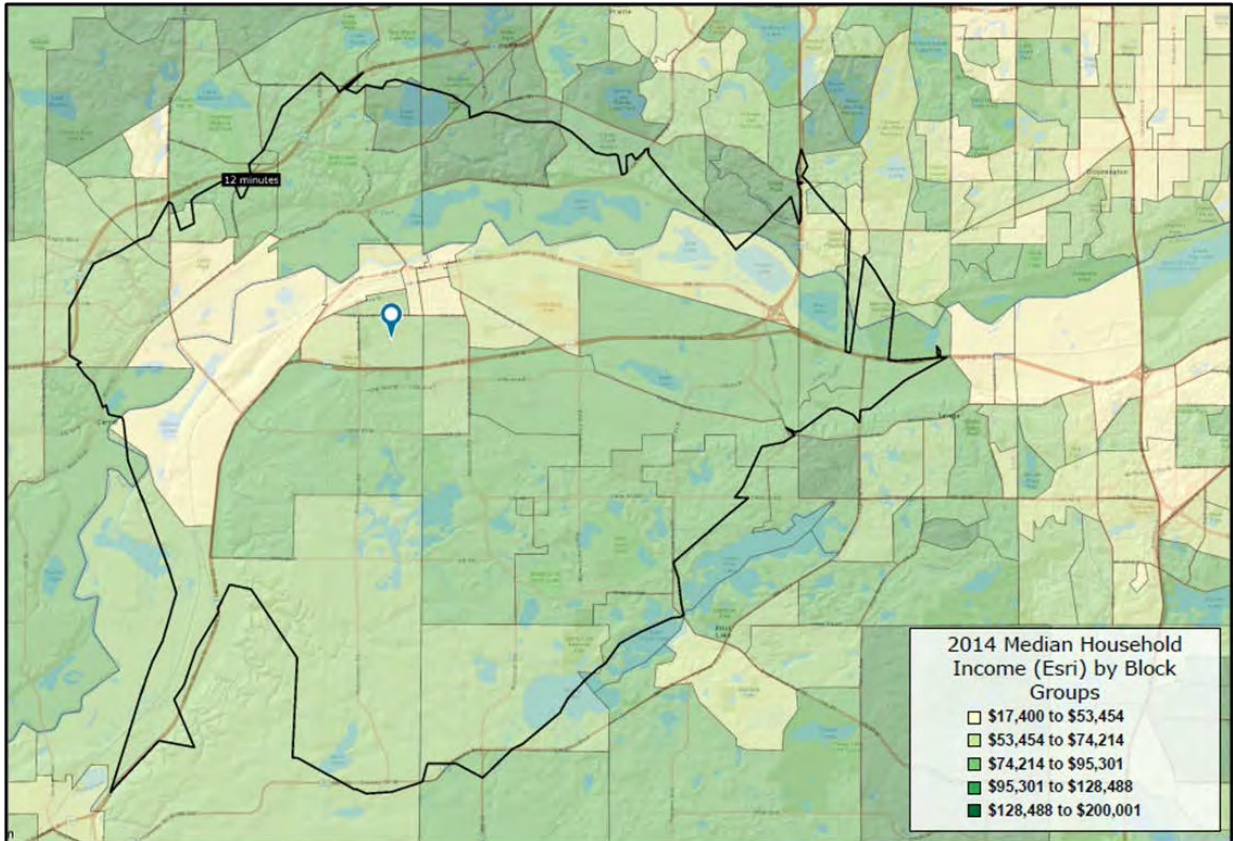
Based upon 2014 projections, the following narrative can be provided the service areas:

In the City of Shakopee, the percentage of households with a median income over \$50,000 per year is 75.5% compared to 52.2% on a national level. Furthermore, the percentage of the households in the service area with a median income less than \$25,000 per year is 9.3% compared to the level of 23.8% nationally.

In the Primary Service Area, the percentage of households with a median income over \$50,000 per year is 76.0% compared to 52.2% on a national level. Furthermore, the percentage of the households in the service area with a median income less than \$25,000 per year is 8.9% compared to the level of 23.8% nationally.

The median household income in the State of Minnesota and the service area is higher than the National number. *This higher median household income must be balanced with the overall cost of living in the service area; however it may point to the ability to pay for recreation services and facilities.*

Map B – Median Household Income by Census Block Group:



MARKET ANALYSIS: Demographic Summary & Market Review

In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures. In particular looking at housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snap shot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table C – Household Budget Expenditures²:

City of Shakopee	SPI	Average Amount Spent	Percent
Housing	140	\$29,342.95	30.5%
<i>Shelter</i>	142	\$22,811.70	23.7%
<i>Utilities, Fuel, Public Service</i>	132	\$6,531.26	6.8%
Entertainment & Recreation	142	\$4,568.54	4.7%

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	152	\$31,852.77	30.3%
<i>Shelter</i>	154	\$24,722.04	23.5%
<i>Utilities, Fuel, Public Service</i>	145	\$7,130.73	6.8%
Entertainment & Recreation	155	\$5,002.25	4.8%

State of Minnesota	SPI	Average Amount Spent	Percent
Housing	108	\$22,542.30	30.0%
<i>Shelter</i>	107	\$17,167.93	22.9%
<i>Utilities, Fuel, Public Service</i>	109	\$5,374.37	7.2%
Entertainment & Recreation	111	\$3,595.85	4.8%

SPI: Spending Potential Index as compared to the National number of 100.

Average Amount Spent: The average amount spent per household.

Percent: Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.

² Consumer Spending data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2014 and 2019.

MARKET ANALYSIS: Demographic Summary & Market Review

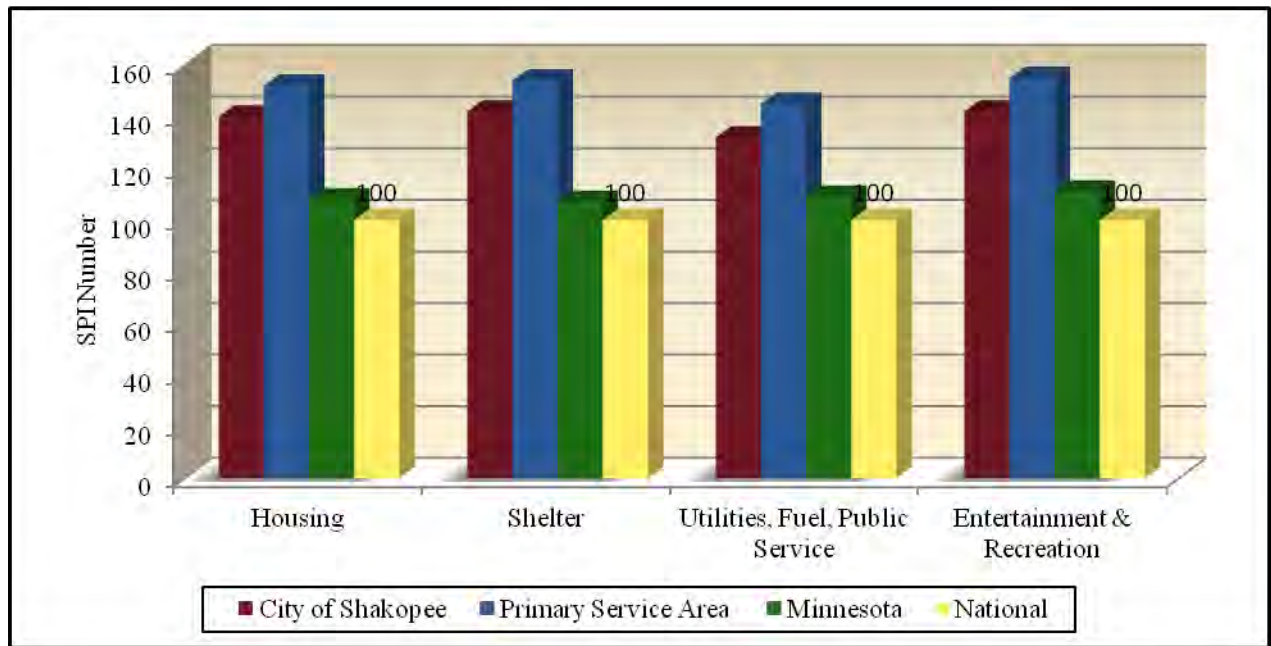
Chart C – Household Budget Expenditures Spending Potential Index:

Chart C illustrates the Household Budget Expenditures Spending Potential Index in the service areas. There is consistency between the Household Budget Expenditures SPI and the Median Household Income. That consistency is positive in that the overall cost of living appears to be slightly higher while the median household income is also slightly higher. This points to the ability to pay for recreation services and facilities.

It will be important to keep this information in mind when developing a fee structure and looking at an appropriate cost recovery philosophy for the facility.

MARKET ANALYSIS: Demographic Summary & Market Review

Recreation Expenditures Spending Potential Index: Through the demographic provider that B*K utilizes for the market analysis portion of the report, we are able to examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table D – Recreation Expenditures Spending Potential Index³:

City of Shakopee	SPI	Average Spent
Fees for Participant Sports	158	\$185.32
Fees for Recreational Lessons	157	\$187.64
Social, Recreation, Club Membership	151	\$252.83
Exercise Equipment/Game Tables	124	\$92.45
Other Sports Equipment	127	\$9.93

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	172	\$202.47
Fees for Recreational Lessons	174	\$207.93
Social, Recreation, Club Membership	167	\$279.67
Exercise Equipment/Game Tables	136	\$101.64
Other Sports Equipment	140	\$10.88

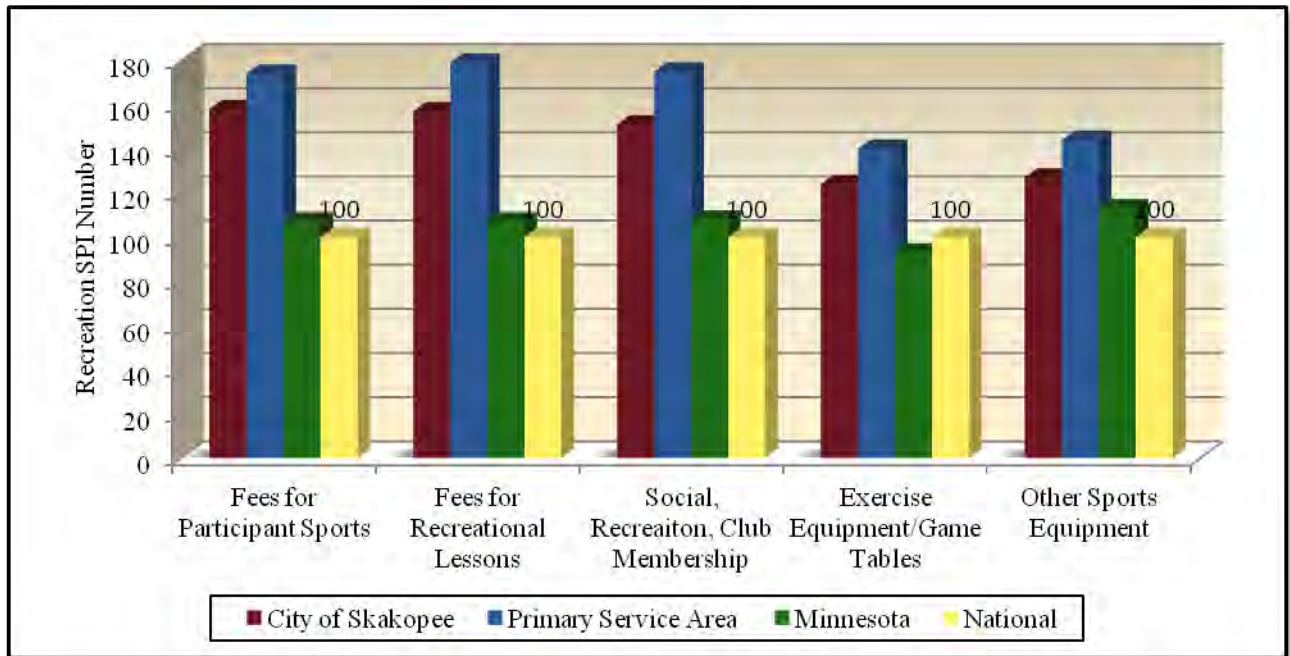
State of Minnesota	SPI	Average Spent
Fees for Participant Sports	107	\$126.16
Fees for Recreational Lessons	107	\$127.50
Social, Recreation, Club Membership	108	\$180.03
Exercise Equipment/Game Tables	93	\$69.88
Other Sports Equipment	113	\$8.80

Average Amount Spent: The average amount spent for the service or item in a year.

SPI: Spending potential index as compared to the national number of 100.

³ Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

MARKET ANALYSIS: Demographic Summary & Market Review

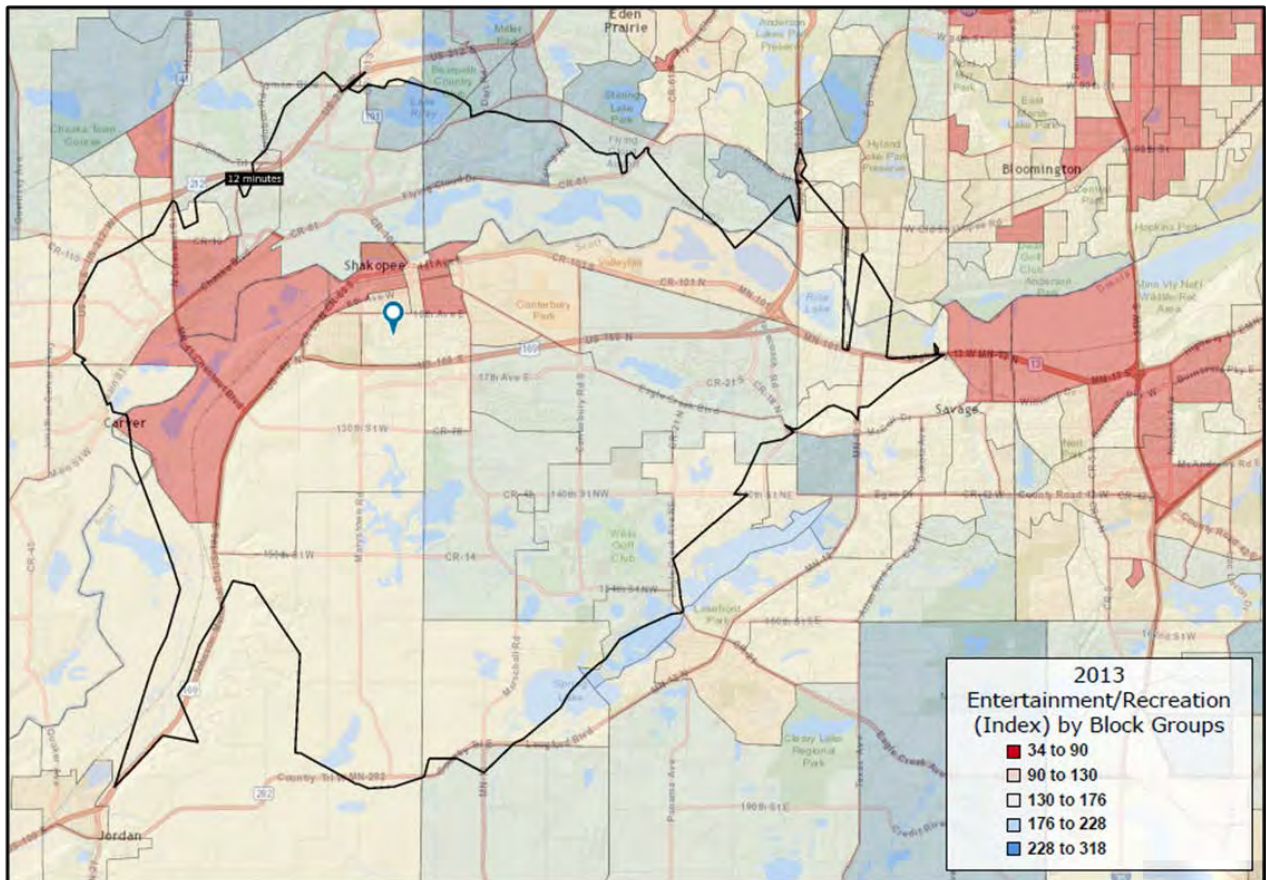
Chart D – Recreation Spending Potential Index:

The Spending Potential Index for Recreation is very comparable to the numbers in the Household Budget Index in that they follow the same pattern. The State of Minnesota and the service areas are higher than the National number, except in the case of “Exercise Equipment/Game Tables.”

It is also important to note that these dollars are currently being spent, so the identification of alternative service providers and the ability of another facility to capture a portion of these dollars will be important. It is possible that a portion of the dollars being spent is already being captured by the City of Shakopee.

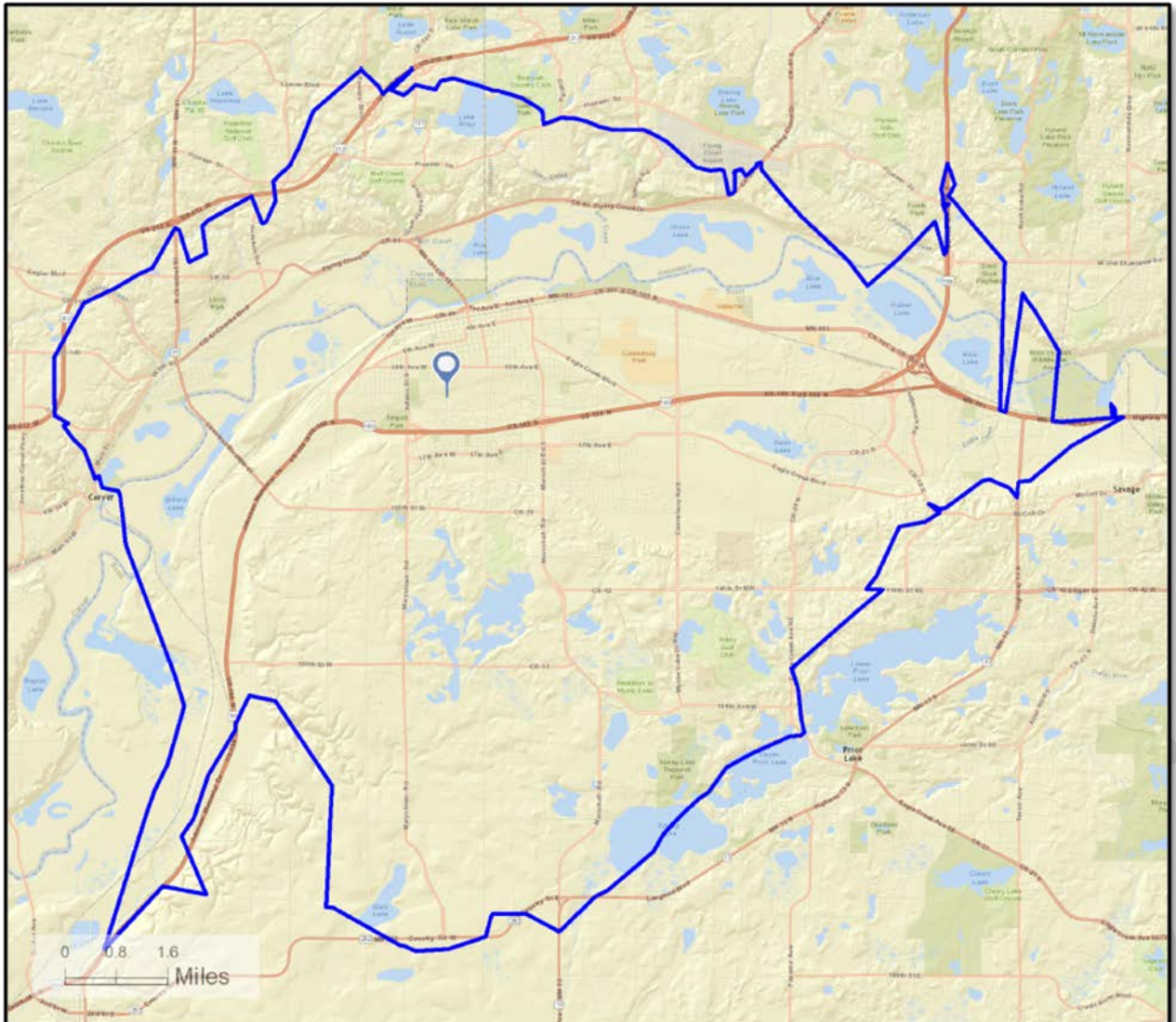
MARKET ANALYSIS: Demographic Summary & Market Review

Map C – Entertainment & Recreation Spending Potential Index by Census Block Group:



MARKET ANALYSIS: Demographic Summary & Market Review

Map D – Primary Service Area Map:



MARKET ANALYSIS: Demographic Summary & Market Review

Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table E – 2014 Primary Service Area Age Distribution
(ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
-5	6,013	8.2%	6.5%	+1.7%
5-17	15,666	21.7%	17.2%	+4.5%
18-24	5,247	7.3%	9.8%	-2.5%
25-44	21,838	30.1%	26.5%	+3.6%
45-54	10,664	14.8%	14.1%	+0.7%
55-64	7,079	9.8%	12.3%	-2.5%
65-74	3,708	5.1%	7.5%	-2.4%
75+	2,187	3.0%	6.1%	-3.1%

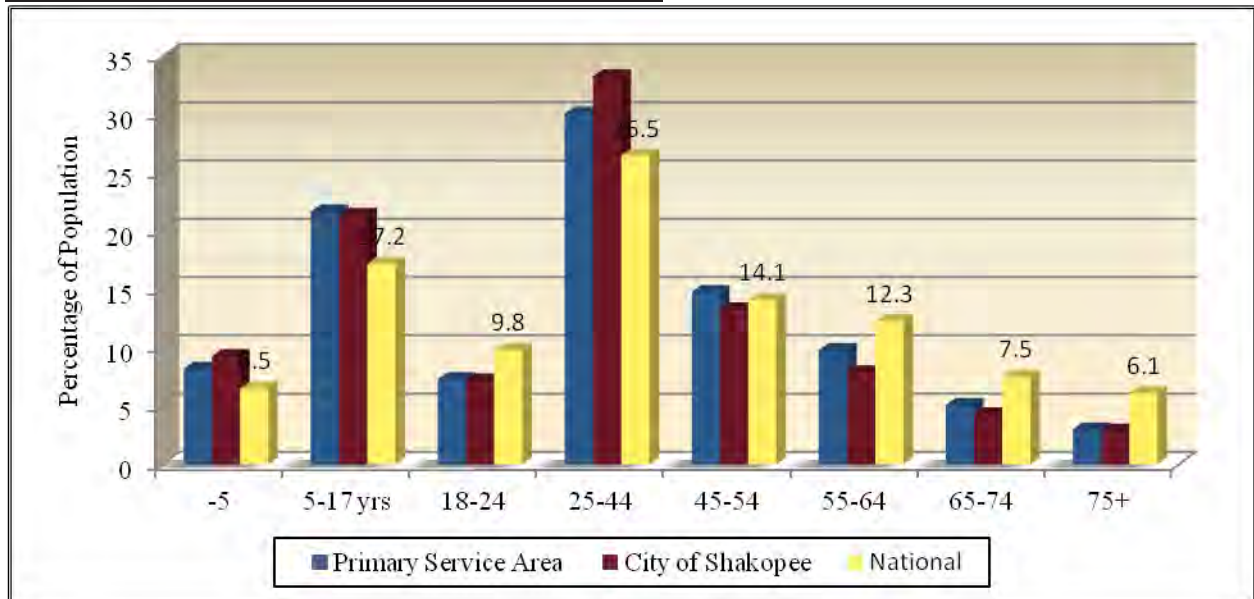
Population: 2014 census estimates in the different age groups in the Primary Service Area.

% of Total: Percentage of the Primary Service Area population in the age group.

National Population: Percentage of the national population in the age group.

Difference: Percentage difference between the Primary Service Area population and the national population.

Chart E – 2014 Primary Service Area Age Group Distribution



The Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with an equal or larger population in the -5, 5-17, 25-44 and 45-54 age groups and a smaller population in the 18-24, 55-64, 65-74 and 75+ age groups. The largest positive variance is in the 5-17 age group with +4.5% while the greatest negative variance is in the 75+ age group with -3.1%.

MARKET ANALYSIS: Demographic Summary & Market Review

Population Distribution Comparison by Age: Utilizing census information from the Primary Service Area, the following comparisons are possible.

Table F – 2014 Primary Service Area Population Estimates

(U.S. Census Information and ESRI)

Ages	2010 Census	2014 Projection	2019 Projection	Percent Change	Percent Change Nat'l
-5	6,120	6,013	6,356	+3.9%	+4.7%
5-17	14,494	15,666	17,031	+17.5%	+1.8%
18-24	4,406	5,247	5,352	+21.5%	-2.4%
25-44	22,817	21,838	22,542	-1.2%	+10.4%
45-54	9,887	10,664	10,646	+7.7%	-6.2%
55-64	6,018	7,079	7,998	+32.9%	+13.7%
65-74	2,954	3,708	4,693	+58.9%	+32.9%
75+	2,073	2,187	2,550	+23.0%	+9.5%

Chart F – Primary Service Area Population Growth

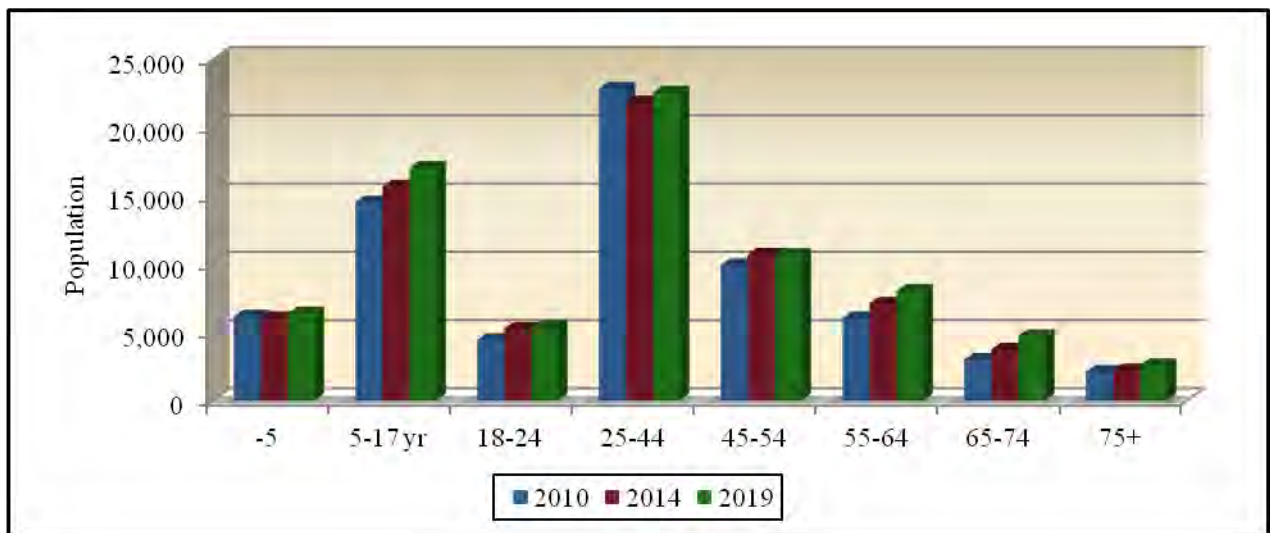


Table-F illustrates the growth or decline in age group numbers from the 2010 census until the year 2019. It is projected that all of the age categories will see an increase or static growth in population, except, 25-44. It must be remembered that the population of the United States as a whole is aging and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

MARKET ANALYSIS: Demographic Summary & Market Review

Below is listed the distribution of the population by race and ethnicity for the Primary Service Area for 2014 population projections. Those numbers were developed from 2010 Census Data.

Table G – Primary Service Area Ethnic Population and Median Age

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of MN Population
Hispanic	5,982	23.4	8.3%	5.3%

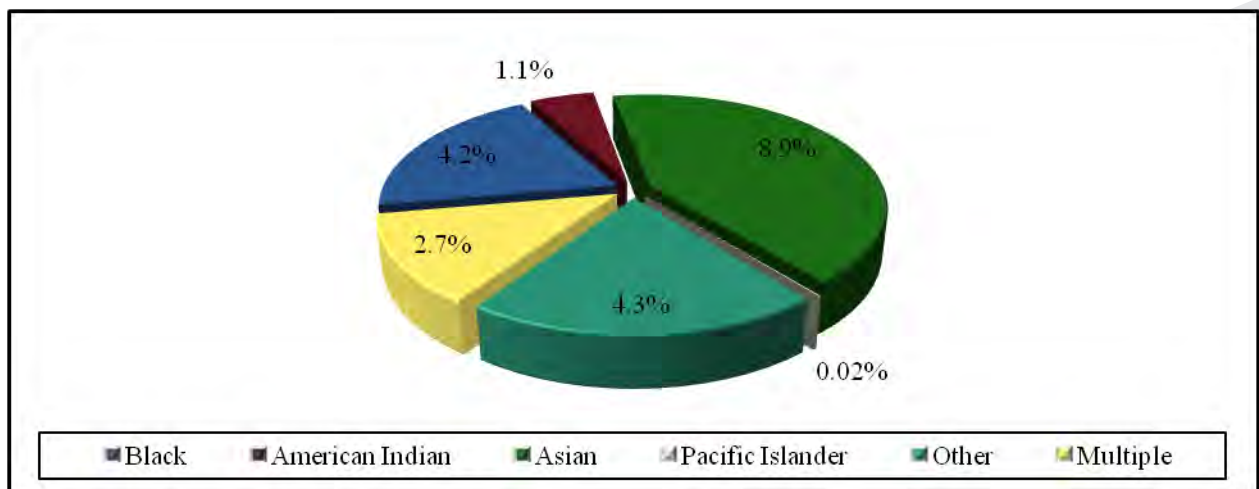
Table H – Primary Service Area Population by Race and Median Age

(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of MN Population
White	57,012	37.0	78.7%	83.9%
Black	3,009	25.2	4.2%	5.6%
American Indian	819	28.1	1.1%	1.2%
Asian	6,429	32.3	8.9%	4.5%
Pacific Islander	15	22.5	0.02%	0.04%
Other	3,149	24.0	4.3%	2.1%
Multiple	1,969	13.8	2.7%	2.6%

2014 Primary Service Area Total Population: 72,401 Residents

Chart G – Primary Service Area Non-White Population by Race



MARKET ANALYSIS: Demographic Summary & Market Review

Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

The value of including this information for the City of Shakopee is that it allows the organization to better understand the consumers/constituents in their service areas and supply them with the right products and services.

The tapestry segmentation system classifies U.S. neighborhoods into 65 distinctive market segments. Neighborhoods are sorted by more than 60 attributes including; income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior.

The following pages and tables outline the top 5 tapestry segments in each of the service areas and provides a brief description of each. This information combined with the key indicators and demographic analysis of each service area help further describe the markets that the City of Shakopee looks to serve with programs, services and special events.

Table I – Primary Service Area Tapestry Segment Comparison (ESRI estimates)

	Primary Service Area		U.S. Households	
	Percent	Cumulative Percent	Percent	Cumulative Percent
Boomburbs (04)	37.9%	37.9%	2.4%	2.4%
Up & Coming Families (12)	12.4%	50.3%	4.1%	6.5%
Sophisticated Squires (06)	11.0%	61.3%	2.5%	9.0%
Aspiring Young Families (28)	8.4%	69.7%	2.3%	11.3%
In Style (13)	7.7%	77.4%	2.3%	13.6%

Boomburbs (04) – These communities are home to busy, affluent young families. This is home to one of the highest concentrations of young families with children. The median age is 33.8 years. There is little ethnic diversity in the population, most residents are white. For exercise, they play tennis and golf, ski, lift weights and jog.

Up & Coming Families (12) – A mix of Generation Xers and Baby Boomers with a median age of 31.9 years, this segment is the youngest of Tapestry’s affluent family markets. Residents of these neighborhoods are young, affluent families with younger children, 80% of the households are families. Most residents are white, although diversity increases as the population increases.

Sophisticated Squires (06) – Residents of these neighborhoods enjoy cultured country life on the urban fringe. These city escapees accept longer commutes to live near fewer neighbors. Mostly married couple families; more than 40% of the household are married couples with children that range from toddlers to young adults. Most residents of these neighborhoods are white. Many of these residents own a treadmill or stationary bike to stay fit.

Aspiring Young Families (28) – Most of the residents in these neighborhoods are young, startup families, married couples with or without children, and single parents. Approximately 2/3 of the households are families, 27% are single person and 9% are shared. Typical of younger populations residents are more ethnically diverse than the total U.S. population.

In Style (13) – These residents live in the suburbs but prefer the city lifestyle, professional couples predominate. Married-couple families represent 54% of households. Household with children comprise more than 2/3 of all households. There is little diversity in these neighborhoods. Residents stay fit by exercising, eating a healthy diet to control their weight, buying low-fat foods and taking vitamins.

Demographic Summary

The following summarizes the demographic characteristics of the service areas.

- The City of Shakopee is a growing City that seems to be trying to hang on to the small community feel despite the growth. This dynamic pits long time residents that like the way Shakopee was 15 years ago against newer residents that are demanding and looking for more services and quality of life opportunities. The primary service area with an estimated population of over 72,000 is large enough to support sport facilities in Shakopee. Other Twin Cities communities of similar size and smaller have sport facilities that are supported by Shakopee area residents. It will be important to include sport components that appeal to the youth sport spectrum in this service area.
- The median age of the City of Shakopee is significantly younger than the State and National number. This younger median age point to a higher concentration of families in the Primary Service. Participation in most sport activities is driven by age and the general market conditions for expanding sport facilities in Shakopee is strong.
- While the cost of living in Shakopee is greater than the National number and is balanced out by the higher median household income than the State and National number. This greater median household income points to the ability for residents within the service area to pay for sport and recreation services.
- In the service area, residents are already paying for entertainment and recreation services at a higher rate than the State of Minnesota. It will be important to identify any other service providers for indoor recreation facilities in the service areas. It will be equally important to engage the residents and determine what components should be included in an indoor sports facility.

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MARKET ANALYSIS: Demographic Summary & Market Review

Sports Participation Numbers:

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sports activities.

Participation Numbers:

On an annual basis the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. This information provides the data necessary to overlay rate of participation onto the Primary Service Area to determine market potential.

B*K takes the national average and combines that with participation percentages of the Primary Service Area based upon the age distribution, median income and region. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage when applied to the population of the Primary Service Area then provides an idea of the market potential for various activities.

Community Recreation Related Activities Participation: These activities are typical components of an active community recreation center.

Table J – Recreation Activity Participation Rates for the Primary Service Area

Activity	Age	Income	Region	Nation	Average
Aerobic	15.5%	17.6%	16.0%	15.3%	16.1%
Baseball	4.7%	4.8%	6.1%	4.1%	4.9%
Basketball	9.9%	8.8%	10.8%	8.9%	9.6%
Cheerleading	1.4%	1.6%	1.8%	1.2%	1.5%
Exercise Walking	32.4%	35.4%	36.6%	33.4%	34.4%
Exercise w/ Equipment	17.8%	21.3%	22.8%	18.4%	20.1%
Football (tackle)	3.0%	3.0%	2.6%	2.6%	2.8%
Gymnastics	2.2%	1.8%	2.0%	1.8%	1.9%
Hockey (ice)	1.3%	1.4%	1.1%	1.2%	1.3%
Lacrosse	0.2%	0.9%	0.6%	1.0%	0.7%
Running/Jogging	15.6%	16.7%	16.9%	14.6%	15.9%
Soccer	5.3%	4.7%	4.9%	4.5%	4.8%
Softball	3.8%	4.1%	4.3%	3.5%	3.9%
Swimming	16.9%	18.9%	16.6%	15.8%	17.1%
Tennis	4.6%	5.1%	3.8%	4.4%	4.5%
Volleyball	3.8%	4.2%	4.2%	3.5%	3.9%
Weight Lifting	10.9%	14.4%	13.6%	10.9%	12.4%
Workout @ Clubs	11.4%	15.0%	11.9%	11.8%	12.5%
Wrestling	1.2%	1.2%	1.4%	1.1%	1.2%
Yoga	9.0%	9.8%	8.9%	9.0%	9.2%

	Age	Income	Region	Nation	Average
Did Not Participate	21.4%	18.3%	19.3%	21.8%	20.2%

Age: Participation based on individuals ages 7 & Up of the Primary Service Area.

Income: Participation based on the 2014 estimated median household income in the Primary Service Area.

Region: Participation based on regional statistics (West North Central).

National: Participation based on national statistics.

Average: Average of the four columns.

MARKET ANALYSIS: Demographic Summary & Market Review

Anticipated Participation Numbers by Activity: Utilizing the average percentage from Table-J above plus the 2010 census information and census estimates for 2014 and 2019 (over age 7) the following comparisons can be made.

Table K – Participation Rates Primary Service Area

Activity	Average	2010 Part.	2014 Part.	2019 Part.	Difference
Aerobic	16.1%	9,664	10,251	10,944	+1,280
Baseball	4.9%	2,954	3,133	3,345	+391
Basketball	9.6%	5,767	6,118	6,531	+764
Cheerleading	1.5%	908	963	1,028	+120
Exercise Walking	34.4%	20,687	21,944	23,427	+2,740
Exercise w/ Equipment	20.1%	12,058	12,791	13,655	+1,597
Football (tackle)	2.8%	1,684	1,787	1,908	+223
Gymnastics	1.9%	1,167	1,238	1,322	+155
Hockey (ice) ⁴	1.3%	752	798	852	+100
Lacrosse	0.7%	398	422	451	+53
Running/Jogging	15.9%	9,576	10,158	10,844	+1,268
Soccer	4.8%	2,909	3,086	3,294	+385
Softball	3.9%	2,362	2,506	2,675	+313
Swimming	17.1%	10,248	10,871	11,606	+1,357
Tennis	4.5%	2,690	2,854	3,046	+356
Volleyball	3.9%	2,359	2,503	2,672	+313
Weight Lifting	12.4%	7,477	7,932	8,468	+990
Workout @ Clubs	12.5%	7,516	7,973	8,512	+996
Wrestling	1.2%	736	781	833	+97
Yoga	9.2%	5,510	5,845	6,240	+730

	Average	2010 Part.	2014 Part.	2019 Part.	Difference
Did Not Participate	20.2%	12,135	12,873	13,742	+1,607

Note: The estimated participation numbers indicated above are for various activities that could take place in an indoor community recreation facility in the City of Shakopee. These numbers do not translate into attendance figures for a facility in the Primary Service Area. *Typically a private provider would want to capture between 10-15% of the market for various activities within a 5-mile radius of their establishment.* The “Did Not Participate” statistics refers to all 51 activities outlined in the NSGA 2013 Survey Instrument.

⁴ BK has found that the activity participation percentage for Ice Hockey in Minnesota is understated and participation in Minnesota is greater than 1.3%.

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Participation by Ethnicity and Race: Participation in sports activities is also tracked by ethnicity and race. The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2013 survey, the following comparisons are possible.

Table L – Comparison of National, African American and Hispanic Participation Rates

	Primary Service Area	National Participation	African American Participation	Hispanic Participation
Aerobic	16.1%	15.7%	15.6%	12.2%
Baseball	4.9%	4.2%	2.9%	4.9%
Basketball	9.6%	9.0%	13.2%	11.6%
Cheerleading	1.5%	1.2%	1.4%	2.3%
Exercise Walking	34.4%	35.8%	28.7%	28.1%
Exercise w/ Equipment	20.1%	35.8%	14.7%	15.5%
Football (tackle)	2.8%	2.8%	6.5%	3.7%
Gymnastics	1.9%	2.0%	1.3%	3.3%
Hockey (ice)	1.3%	1.0%	1.1%	1.7%
Lacrosse	0.7%	1.0%	1.1%	1.7%
Running/Jogging	15.9%	14.0%	15.2%	15.3%
Soccer	4.8%	4.8%	2.4%	7.6%
Softball	3.9%	3.7%	3.0%	4.0%
Swimming	17.1%	17.0%	5.8%	10.9%
Tennis	4.5%	4.8%	2.6%	4.4%
Volleyball	3.9%	3.6%	3.2%	5.0%
Weight Lifting	12.4%	10.9%	10.1%	9.2%
Workout @ Clubs	12.5%	12.3%	8.2%	9.7%
Wrestling	1.2%	1.0%	1.8%	2.3%
Yoga	9.2%	8.0%	7.8%	7.3%
Did Not Participate	20.2%	21.9%	27.1%	25.6%

Primary Service Part: The unique participation percentage developed for the Primary Service Area.

National Rate: The national percentage of individuals who participate in the given activity.

African American Rate: The percentage of African Americans who participate in the given activity.

Hispanic Rate: The percentage of Hispanics who participate in the given activity.

Based on the fact that there is not a significant Black or Hispanic population in the Primary Service Area, those participation rates become more relevant to the impact on overall participation percentages.

MARKET ANALYSIS: Demographic Summary & Market Review

Summary of Sports Participation: The following chart summarizes participation in both indoor and outdoor activities utilizing information from the 2013 National Sporting Goods Association survey.

Table M – Sports Participation Summary

Sport	Nat'l Rank ⁵	Nat'l Participation (in millions)	Primary Service Area	Primary Service Area % Participation
Exercise Walking	1	96.3	1	34.4%
Exercising w/ Equipment	2	53.1	2	20.1%
Swimming	3	45.5	3	17.1%
Aerobic Exercising	4	44.1	4	16.1%
Running/Jogging	5	42.0	5	15.9%
Workout @ Club	10	34.1	6	12.5%
Weightlifting	11	31.2	7	12.4%
Yoga	13	25.9	9	9.2%
Basketball	14	25.5	8	9.6%
Soccer	20	12.9	11	4.8%
Tennis	21	12.6	12	4.5%
Baseball	23	11.7	10	4.9%
Volleyball	24	10.1	13	3.9%
Softball	25	10.0	13	3.9%
Football (tackle)	32	7.5	15	2.8%
Gymnastics	39	5.1	16	1.9%
Cheerleading	45	3.5	17	1.5%
Hockey (ice)	46	3.4	18	1.3%
Wrestling	48	3.1	19	1.2%
Lacrosse	49	2.8	20	0.7%

Nat'l Rank:

Popularity of sport based on national survey.

Nat'l Participation:

Percent of population that participate in this sport on national survey.

Primary Service %:

Ranking of activities based upon average from Table-J.

Primary Service Rank:

The rank of the activity within the Primary Service Area.

⁵ This rank is based upon the 51 activities reported on by NSGA in their 2013 survey instrument.

MARKET ANALYSIS: Demographic Summary & Market Review

In addition to examining the participation numbers for various indoor activities through the NSGA 2013 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential.

Table N – Market Potential Index⁶ for Adult Participation in the Primary Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics	5,492	10.8%	121
Baseball	2,400	4.7%	106
Basketball	4,385	8.6%	104
Football	2,874	5.7%	113
Ice Skating	1,562	3.1%	120
Jogging/Running	8,539	16.8%	132
Pilates	1,664	3.3%	118
Soccer	2,218	4.4%	116
Softball	1,813	3.6%	105
Swimming	9,908	19.5%	123
Tennis	2,738	5.4%	127
Volleyball	1,954	3.9%	109
Walking for Exercise	15,598	30.8%	110
Weightlifting	6,793	13.4%	126
Yoga	4,561	9.0%	126

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Primary Service Area.

Percent of Population: Percent of the service area that participates in the activity.

MPI: Market potential index as compared to the national number of 100.

⁶ Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer. Source: These data are based upon national propensities to use various products and services, applied to local demographic composition.

Non-Sport Participation Statistics: It is recognized that most community centers are more than just sports oriented facilities. Participation in a wide variety of passive activities and cultural pursuits is common and essential to a well-rounded center. This information is useful in determining some of the program participation and revenue in the operations section of the report.

While there is not an abundance of information available for participation in these types of activities as compared to sport activities, there are statistics that can be utilized to help determine the market for cultural arts activities and events.

There are many ways to measure a nation's cultural vitality. One way is to chart the public's involvement with arts events and other activities over time. The NEA's Survey of Public Participation in the Arts remains the largest periodic study of arts participation in the United States, and it is conducted in partnership with the U.S. Census Bureau. The large number of survey respondents – similar in make-up to the total U.S. adult population – permits a statistical snapshot of American's engagement with the arts by frequency and activity type. The survey has taken place five times since 1982, allowing researchers to compare the trends not only for the total adult population, but also for demographic subgroups.⁷

⁷ National Endowment for the Arts, *Arts Participation 2008 Highlights from a National Survey*.

MARKET ANALYSIS: Demographic Summary & Market Review

Table O – Percentage of U.S. Adult Population Attending Arts Performances: 1982-2008

					Rate of Change	
	1982	1992	2002	2008	2002-2008	1982-2008
Jazz	9.6%	10.6%	10.8%	7.8%	-28%	-19%
Classical Music	13.0%	12.5%	11.6%	9.3%	-20%	-29%
Opera	3.0%	3.3%	3.2%	2.1%	-34%	-30%
Musical Plays	18.6%	17.4%	17.1%	16.7%	-2%	-10%
Non-Musical Plays	11.9%	13.5%	12.3%	9.4%	-24%	-21%
Ballet	4.2%	4.7%	3.9%	2.9%	-26%	-31%

Smaller percentages of adults attended performing arts events than in previous years.

- Opera and jazz participation significantly decreased for the first time, with attendance rates falling below what they were in 1982.
- Classical music attendance continued to decline – at a 29% rate since 1982 – with the steepest drop occurring from 2002 to 2008
- Only musical play saw no statistically significant change in attendance since 2002.

Table P – Percentage of U.S. Adult Population Attending Art Museums, Parks and Festivals: 1982-2008

					Rate of Change	
	1982	1992	2002	2008	2002-2008	1982-2008
Art Museums/Galleries	22.1%	26.7%	26.5%	22.7%	-14%	+3%
Parks/Historical Buildings	37.0%	34.5%	31.6%	24.9%	-21%	-33%
Craft/Visual Arts Festivals	39.0%	40.7%	33.4%	24.5%	-27%	-37%

Attendance for the most popular types of arts events – such as museums and craft fairs – also declined.

- After topping 26% in 1992 and 2002, the art museum attendance rate slipped to 23 percent in 2008 – comparable to the 1982 level.
- The proportion of the U.S. adults touring parks or historical buildings has diminished by one-third since 1982.

Table Q – Median Age of Arts Attendees: 1982-2008

					Rate of Change	
	1982	1992	2002	2008	2002-2008	1982-2008
U.S. Adults, Average	39	41	43	45	+2	+6
Jazz	29	37	43	46	+4	+17
Classical Music	40	44	47	49	+2	+9
Opera	43	44	47	48	+1	+5
Musicals	39	42	44	45	+1	+6
Non-Musical Plays	39	42	44	47	+3	+8
Ballet	37	40	44	46	+2	+9
Art Museums	36	39	44	43	-1	+7

Long-term trends suggest fundamental shifts in the relationship between age and arts attendance.

- Performing arts attendees are increasingly older than the average U.S. adult.
- Jazz concert-goers are no longer the youngest group of arts participants.
- Since 1982, young adult (18-24 year old) attendance rates have declined significantly for jazz, classical music, ballet, and non-musical plays.
- From 2002 to 2008, however, 45-54 year olds – historically a large component of arts audiences – showed the steepest declines in attendance for most arts events.

MARKET ANALYSIS: Demographic Summary & Market Review

Table R – Percentage of U.S. Adult Population Performing or Creating Art: 1992-2008

				Rate of Change	
	1992	2002	2008	2002-2008	1982-2008
Performing:					
Jazz	1.7%	1.3%	1.3%	+0.0%	-0.4%
Classical Music	4.2%	1.8%	3.0%	+1.2%	-1.2%
Opera	1.1%	0.7%	0.4%	-0.3%	-0.7%
Choir/Chorus	6.3%	4.8%	5.2%	+0.4%	-1.1%
Musical Plays	3.8%	2.4%	0.9%	-1.5%	-2.9%
Non-Musical Plays	1.6%	1.4%	0.8%	-0.6%	-0.8%
Dance	8.1%	4.3%	2.1%	-2.2%	-6.0%
Making:					
Painting/Drawing	9.6%	8.6%	9.0%	+0.4%	-0.6%
Pottery/Ceramics	8.4%	6.9%	6.0%	-0.9%	-2.4%
Weaving/Sewing	24.8%	16.0%	13.1%	-2.9%	-11.7%
Photography	11.6%	11.5%	14.7%	+3.2%	+3.1%
Creative Writing	7.4%	7.0%	6.9%	-0.1%	-0.5%

Adults generally are creating or performing at lower rates – despite opportunities for displaying their work line.

- Only photography increased from 1992 to 2008 – reflecting, perhaps, greater access through digital media.
- The proportion of U.S. adults doing creative writing has hovered around 7.0 percent.
- The rate of classical music performance slipped from 1992 to 2002 then grew over the next six years.
- The adult participation rate for weaving or sewing was almost twice as great in 1992 as in 2008. Yet this activity remains one of the most popular forms of art creation.

Table S – Percentage of U.S. Adult Population Viewing or Listening to Art Broadcasts or Recordings, 2008 (online media included)

	Percentage	Millions of Adults
Jazz	14.2%	31.9
Classical Music	17.8%	40.0
Latin or Salsa Music	14.9%	33.5
Opera	4.9%	11.0
Musical Plays	7.9%	17.8
Non-Musical Plays	6.8%	15.3
Dance	8.0%	18.0
Programs about the visual arts	15.0%	33.7
Programs about books/writers	15.0%	33.7

As in previous years, more Americans view or listen to broadcasts and recordings of arts events than attend them live.

- The sole exception is live theater, which still attracts more adults than broadcasts or recordings of plays or musicals (online media included).
- Classical music broadcasts or recordings attract the greatest number of adult listeners, followed by Latin or salsa music.
- 33.7 million Americans listened to or watched programs or recordings about books.

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Below are listed those sports activities that would often take place either in an indoor community recreation facility, or in close proximity to, and the percentage of growth or decline that each has experienced nationally over the last 10 years (2004-2013). These activities could take place at the various facility types that the City is investigating. Additionally, this provides the City base-line information as to what they may expect with their current facility and program offerings.

Table T – National Activity Trend (in millions)

Sport/Activity	2013 Participation	2004 Participation	Percent Change
Yoga	25.9	6.3	+311.1%
Wrestling	3.1	1.3	+138.5%
Lacrosse ⁸	2.8	1.2	+133.3%
Running/Jogging	42.0	24.7	+70.0%
Aerobic Exercising	44.1	29.5	+49.5%
Hockey (ice)	3.5	2.4	+45.8%
Tennis	12.6	9.6	+31.3%
Gymnastics ⁹	5.1	3.9	+30.8%
Weightlifting	31.3	26.2	+19.5%
Exercise Walking	96.3	84.7	+13.7%
Workout @ Club	34.1	31.8	+7.2%
Exercising w/ Equipment	53.1	52.2	+1.7%
Soccer	12.8	13.3	-3.8%
Volleyball	10.1	10.8	-6.5%
Basketball	25.5	27.8	-8.3%
Football (tackle)	7.5	8.2	-8.5%
Cheerleading	3.5	4.1	-14.6%
Swimming	45.5	53.4	-14.8%
Softball	10.0	12.5	-20.0%
Baseball	11.7	15.9	-26.4%

2013 Participation: The number of participants per year in the activity (in millions) in the United States.

2004 Participation: The number of participants per year in the activity (in millions) in the United States.

Percent Change: The percent change in the level of participation from 2004 to 2013.

⁸ Participation trend since 2007.

⁹ Participation trend since 2009.

MARKET ANALYSIS: Demographic Summary & Market Review

Aquatic Activity and Facility Trends: Without a doubt the hottest trend in aquatics continues to be the leisure pool concept. This idea of incorporating slides, current channels, fountains, zero depth entry and other water features into a pool's design has proved to be extremely popular for the recreational user. The age of the conventional pool in most recreational settings has been greatly diminished. Leisure pools appeal to the younger children (who are the largest segment of the population that swim) and to families. These types of facilities can attract and draw larger crowds, and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a leisure pool can generate up to 20% to 25% more revenue than a comparable conventional pool and the cost of operation, while being higher, has been offset through increased revenues. Patrons seem willing to pay a higher user fee at a leisure pool than a conventional aquatics facility.

Another trend that is growing more popular in the aquatic's field is the development of a raised temperature therapy pool for rehabilitation programs. A raised temperature therapy pool is typically developed in association with a local health care organization or a physical therapy clinic. The medical organization either provides capital dollars for the construction of the pool or agrees to purchase so many hours of pool time on an annual basis. This form of partnership has proven to be appealing to both the medical side and the organization that operates the facility. The medical sector receives the benefit of a larger aquatic center, plus other amenities that are available for their use, without the capital cost of building the structure. In addition, they can develop a much stronger community presence away from traditional medical settings. The facility operators have a stronger marketing position through an association with a medical organization and a user group that will provide a solid and consistent revenue stream for the center. This is enhanced by the fact that most therapy use times occur during the slower mid-morning or afternoon times in the pool and the center.

Despite the recent emphasis on recreational swimming and therapy, the more traditional aspects of aquatics (including swim teams, instruction and aqua fitness) remain as the foundation for many aquatic centers. In the case of Shakopee the competitive swim demands are currently being met by existing aquatic providers.

The multi-function indoor aquatic center concept of delivering aquatics services continues to grow in acceptance with the idea of providing for a variety of aquatics activities and programs in an open design setting that features a lot of natural light, interactive play features and access to an outdoor sundeck. The placing of traditional instructional/competitive pools, with shallow depth/interactive leisure pools and therapy water, in the same facility has been well received in the market. This idea has proven to be financially successful by centralizing pool operations for recreation service providers and through increased generation of revenues from patrons willing to pay for an aquatics experience that is new and exciting. Indoor aquatic centers have been instrumental in developing a true family appeal for community-based facilities. The keys to success for this type of center revolve around the concept of intergenerational use in a quality facility that has an exciting and vibrant feel in an outdoor like atmosphere.

Also changing is the orientation of aquatic centers from stand-alone facilities that only have aquatic features to more of a full-service recreation center that has fitness, sports and community based amenities. This change has allowed for a better rate of cost recovery and stronger rates of use of the aquatic portion of the facility as well as the other "dry side" amenities.

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Due to the increasing recreational demands there has been a shortage in most communities of the following spaces:

- Gymnasiums
- Pools (especially leisure pools)
- Weight/cardiovascular equipment areas
- Indoor running/walking tracks
- Meeting/multipurpose (general program) space
- Senior's program space
- Pre-school and youth space
- Teen use areas
- Fieldhouses

As a result, many communities have attempted to include these amenities in public community recreation facilities. With the growth in youth sports and the high demand for school gyms, most communities are experiencing an acute lack of gymnasium space. Weight/cardiovascular space is also in high demand and provides a facility with the potential to generate significant revenues.

The success of most recreation departments is dependent on meeting the recreational needs of a variety of individuals. The fastest growing segment of society is the senior population and meeting the needs of this group is especially important now and will only grow more so in the coming years. Indoor walking tracks, exercise areas, pools and classroom spaces are important to this age group. Marketing to the younger more active senior (usually age 55-70) is paramount, as this age group has the free time available to participate in leisure activities, the desire to remain fit, and more importantly the disposable income to pay for such services.

Youth programming has always been a cornerstone for recreation services and will continue to be so with an increased emphasis on teen needs and providing a deterrent to juvenile crime. With a continuing increase in single parent households and two working parent families, the needs of school age children for before and after school child care continues to grow as does the need for preschool programming.

As more and more communities attempt to develop community recreation facilities the issues of competition with other providers in the market area have inevitably been raised. The loudest objections have come from the private health club market and their industry voice IHRSA. The private sector has vigorously contended that public facilities unfairly compete with them in the market and have spent considerable resources attempting to derail public projects. However, the reality is that in most markets where public community recreation centers have been built, the private sector has not been adversely affected and in fact in many cases has continued to grow. This is due in large part to the fact that public and private providers serve markedly different markets. One of the other issues of competition comes from the non-profit sector (primarily YMCA's but also JCC's, and others), where the market is much closer to that of the public providers. While not as vociferous as the private providers, the non-profits have also often expressed concern over public community recreation centers. What has resulted from this is a strong growth in the number of partnerships that have occurred between the public and non-profit sector in an attempt to bring the best recreation amenities to a community.

MARKET ANALYSIS: Demographic Summary & Market Review

Community Center Benchmarks¹⁰: Based on market research conducted by Ballard*King & Associates at community centers across the United States, the following represents the basic benchmarks.

- The majority of community centers that are being built today are between 65,000 and 75,000 square feet. Most centers include three primary components A) A pool area usually with competitive and leisure amenities, B) Multipurpose gymnasium space, and C) Weight/cardiovascular equipment area. In addition, most centers also have group exercise rooms, drop-in childcare, and classroom and/or community spaces.
- For most centers to have an opportunity to cover all of their operating expenses with revenues, they must have a service population of at least 50,000 and an aggressive fee structure.
- Most centers that are between 65,000 and 75,000 square feet have an operating budget of between \$1,500,000 and \$1,800,000 annually. Nearly 65% of the operating costs are from personnel services, followed by approximately 25% for contractual services, 8% for commodities, and 2% for capital replacement.
- For centers that serve a more urban population and have a market driven fee structure, they should be able to recover 70% to 100% of operating expenses. For centers in more rural areas the recovery rate is generally 50% to 75%. Facilities that can consistently cover all of their operating expenses with revenues are rare. The first true benchmark year of operation does not occur until the third full year of operation.
- The majority of centers of the size noted (and in an urban environment) above average daily paid attendance of 800 to as much as 1,000 per day. These centers will also typically sell between 800 and 1,500 annual passes (depending on the fee structure and marketing program).
- It is common for most centers to have a three-tiered fee structure that offers daily, extended visit (usually punch cards) passes, and annual passes. In urban areas it is common to have resident and non-resident fees. Non-resident rates can cost 25% to 50% higher than the resident rate and are usually a topic of discussion amongst elected officials. Daily rates for residents average between \$3.00 and \$6.00 for adults, \$3.00 and \$4.00 for youth and the same for seniors. Annual rates for residents average between \$200 and \$300 for adults, and \$100 and \$200 for youth and seniors. Family annual passes tend to be heavily discounted and run between \$350 and \$800.
- Most centers are open an average of 105 hours a week, with weekday hours being 5:00 am to 10:00 pm, Saturdays 8:00 am to 8:00 pm and Sundays from noon to 8:00 pm. There is now a trend to open earlier on Sundays as well. Often hours are shorter during the summer months.

¹⁰ Note: These statistics vary by regions of the country.

MARKET ANALYSIS: Demographic Summary & Market Review

Sport Facilities Market Orientation: Based on the demographic makeup of the service areas and the trends in indoor sports and recreation amenities, there are specific market areas that need to be addressed with such community facilities. These include:

General:

1. Youth sports – Given the demographic makeup of the primary service area and lack of available sports facilities in the area it is critical for any center developed in Shakopee to focus on providing practice and game space for a variety of sports. Sports teams and sport organizations have a tendency and capacity to pay premium fees for access and space. This revenue source is vital to the offset operating costs.

2. Drop-in recreation activities - Critical to the basic operation of any community sport center is the availability of the facility for drop-in use by the general public. This requires components that support drop-in use and the careful scheduling of programs and activities to ensure that they do not dominate the center and exclude the drop-in user. The sale of annual passes and daily admissions, potential strong revenue sources for a center, requires a priority for drop-in use.

3. Instructional programming - The other major component of a sport center's operation is a full slate of programs in a variety of disciplines. The center should provide instruction for a broad based group of users in a number of program areas. The primary emphasis should be on teaching basic skills with a secondary concern for specialized or advanced instruction.

4. Special events - There should be a market for special events including kid's birthday parties, sports tournaments and other special activities. The development of this market will aid significantly in the generation of additional revenues and these events can often be planned for before or after regular operating hours or during slow use times of the year. Care should be taken to ensure that special events do not adversely impact the everyday operations of the center.

5. Community rentals - Another aspect of a center's operation is providing space for rentals by civic groups or organizations as well as the general public. Gyms and multi-purpose rooms can be used as a large community gathering space and can host a variety of events from seminars, parties, receptions, arts and crafts sales and other events. It is important that a well-defined rental fee package is developed and the fee schedule followed closely. Rentals should not be done at the expense of drop-in use or programming in the center.

Section II– Program Assessment

The following section details specific recommendations for the proposed expansion of the Shakopee Community Center. Remarks are grouped by area of interest and components. When combining the results of the demographic analysis, stakeholder group information, community survey and alternative service providers, the following preliminary program has been developed.

Shakopee Community Center

Gymnasium: One of the most frequently heard comments during the community stakeholder process is the need for more gymnasium space. The School District staff reported that the demand and request for gym space by local sport associations exceeds what the Schools can accommodate. As a result, many Shakopee based youth sport associations are having to travel outside of the City for access to indoor gym space. To compound this problem, the gymnasium space at the Community Center is limited and a significant portion of space has been dedicated to fitness. A large indoor sports space at least three full-sized basketball courts that can be used for a multitude of activities is recommended. The indoor sport space should be a separate enclosed space with a playing surface to accommodate a variety of programs including indoor soccer, in-line hockey, baseball batting cages, gymnastics, wrestling, basketball and volleyball. This space can also be used as trade show/convention space and collectively will provide for hosting events.

If ice is re-purposed for sports courts

It should be noted that having a new, expanded gymnasium facility in Shakopee will not eliminate the need for Parks and Recreation and youth sports associations to have access to School District facilities. In fact, the current use of school facilities will likely continue at the current level even with a new gymnasium facility added to the community inventory of space.

Indoor Walking/Jogging Track: Walking is rated as the top activities according to the NSGA (National Sporting Goods Association) and represents over 128,000 people in the primary service area. Having an expanded opportunity to walk/jog in an indoor environment, especially during the harsh winters in Minnesota is important in attracting a wider variety of customers.

Aquatics: Without doubt, a progressive and notable trend in aquatics continues to be the recreation pool concept. Incorporating water slides, current channels, fountains, zero depth entry and other water play features into a pool's design has proved to be extremely popular for the recreational user. Recreation pools appeal to the younger children (who are the largest segment of the population that swim) and to families. Creating a theme for the indoor recreation pool is important for enhancing the swimming experience and creating a unique marketing opportunity. These types of facilities are able to attract and draw larger crowds and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a recreation pool can generate up to 25% to 30% more revenue than a comparable conventional pool and the cost of operation, while being higher, may be offset through increased revenues. Of note is the fact that patrons seem willing to pay a higher user fee for a leisure pool than a conventional aquatic facility. However, that being said, building an indoor recreation pool will compete with the City's outdoor pool during the summer months. Careful consideration should be given to selecting aquatic components that do not duplicate the components at the outdoor pool.

The School District has a competitive pool that is meeting the competitive swim needs of the community and consequently a competitive lap pool is not recommended at this time. The YMCA has a zero depth entry but lacks many of the components found in leisure pools today. The YMCA pool is available to members only and public access to the School District pool is limited and the water temperatures are too cold for recreation programming. The recommendation to not include a competitive swim venue is also influenced by the fact that most competitive swimming pools' require a significant subsidy to offset operating cost. The limited use and fee elasticity competitive swimmers are willing to pay are obstacles in recovering a greater percentage of operating cost through revenues.

Fitness: Statistically, exercise walking, exercise with equipment and aerobic exercise all rank in the top fifteen activities/sports most popular in the U.S, according to the National Sporting Goods Association statistics. Exercise and fitness are one of the components that will drive membership, daily admission and participation. As a result, the fitness component has become the cornerstone for many community centers by virtue of generating revenue and participation. In addition, fitness activities appeal to a wide range of ages to help combat obesity along with improving the quality of one's life. Obesity is becoming an epidemic in the United States, especially for youth. Youth fitness is one component that can help address this issue locally and will differentiate the proposed community center from other facilities. However, fitness also is the one component that will create the greatest opposition from the private sector and the YMCA. The private sector will claim unfair competition but the reality is that the private sector caters to a different market niche than a public center, which has more on community. Clearly the private fitness providers in Shakopee have a singular focus for adult fitness and do not want more competition in the market place. The private sector realizes the importance of the fitness market and tries to promote themselves as public service providers. The fee structure programming and operating practices employed by the private sector is significantly different than a community-based center. As a result, there is enough market and difference in the operating philosophy and practices for the private sector and public facility to operate in the same service area.

An area within the fitness component that can accommodate health screenings and testing along with a treatment area will supplement the fitness programs and use. The fitness component of the proposed center will generate the most revenue per square foot within the facility and consequently should not be undersized or underemphasized. The existing space in the Community Center is simply too small to accommodate program demand and membership access.

Group fitness space is another supplemental area required for reaching the fitness and wellness market. The demand for Yoga, Zumba, Pilates, Spinning and group exercise is growing. Interest and participation in fitness classes are on the rise nationally, recording a significant increase in participation over the past 10 years. Group fitness space was strongly supported in the community stakeholder meetings, especially by existing group exercise participants. Group fitness space has proved to be a popular amenity in centers around the country and it is not uncommon to have between 25-40 classes per week in these spaces. At least two fitness studios are needed to meet the demand for group fitness classes.

Field House/Multi-purpose Sport Courts: Some interest was expressed for a field house/multi-purpose sport courts to expand training opportunities for, soccer, lacrosse, baseball, softball, basketball and volleyball. Since most of this interest was generated from competitive sport organizations and high school sports teams, a field house/multi-purpose sport courts component is not recommended at this time. Additional field house/multi-purpose sport courts gymnasium space is a project better suited for the School District to pursue.

Synthetic Turf Field: There are various delivery methods should the City of Shakopee decide to include a synthetic turf field in the future. A model that installs an inflatable bubble over a synthetic turf field for winter use might be the most economical model. Synthetic turf field space could include a 200M track around the perimeter to expand track opportunities and exercise walking/jogging. Another model is to construct an hard-shell enclosure that makes synthetic turf field space available on year around basis in a controlled environment. However, participation and use of this type during summer months decreases significantly as people want to be outside during the warm weather months. A turf component, which could be a joint project with the City and School District, is an ideal component to consider as part of a phasing plan.

Meeting Room/Classroom/Multi-Purpose: Multi-purpose meeting room space was supported through the stakeholder process. There were several different opinions as to what size this multi-purpose space should be. Multi-purpose space in centers' provides support for other activities in a center, class room opportunities, meetings and small receptions. A sufficient amount of square footage is needed for meetings and multi-purpose space. Historically, meeting room space does not generate enough revenue to be a self-supporting component. However, these spaces are valuable as support spaces and the multi-use flexibility enables the facility to meet a wide variety of program needs. The classrooms are needed to meet a wide range for programs that have a multi-generational appeal and help meet the non-sport needs of the community.

Ice Arena: Without question the strongest need and interest in expanding facility opportunities was for another sheet of ice. Hockey is very popular in the Minnesota and the Twin Cities area and Shakopee could easily fill the available prime time ice with a second sheet of ice. There is a level of efficiency that must be considered when adding a second sheet of ice. The operating costs for a second sheet of ice will increase somewhere between 50%-60% but the operating income will likely double. In addition to a second sheet of ice there is a need for expanding the support spaces associated with expanding locker room and dry land training facilities along with integration into the existing facility and traffic flow.

There are some legitimate concerns if and how a second sheet of ice fits on the existing Community Center site and how to integrate a second sheet of ice from a building flow, parking and access control perspective that merit consideration for exploring an alternative site for the Ice Arena.

Teen Center: The existing Enigma Teen Center within the Community Center represents about 5,000 SF of program space. By nature this space is very flexible without the limitations of walls and or heavy equipment to impede easy set-up and tear-down for activities. The wide variety of equipment and activities that include play stations, TV, music, game tables and special gathering space is attractive to the "tween" population. Currently the Enigma Teen Center operates about 40 hours per week or about only 38% of the time the Community Center is open. Consideration should be given to expanding the use of this space beyond the 6th-12 grade market.

Senior Center: The Senior's attending the stakeholder meetings were very vocal about wanting to continue senior programming activities at the Community Center. There was no interest in having a dedicated senior center located somewhere else in the community. Instead, seniors are looking for program space within the Community Center and most of the senior program needs can be met with classroom/meeting room space, expanded fitness space and gymnasium space being proposed. Some of the seniors were open to using the Enigma Teen Center for programming or social activities during the day as long as there was adequate lightings. However, if the Enigma Teen Center is not used for senior programming then consideration should be given to provide the senior some dedicated space within the community center.

Child Watch Area: Many of the stakeholders were very vocal about having access to child watch at the Community Center. In most community center settings a child watch operation will only recover 40%-60% of the cost to provide the child watch services. However, having access to child watch for parents will increase facility membership and program participation. Many facilities look at child watch as a membership service that supports programming and membership.

Indoor Playground/Birthday Party Room/Game Room: A major focus on the programming of the building centers on youth. These spaces are designed to attract young people to the proposed community center and provide the spaces that differentiate the Shakopee facility from other service providers. The indoor themed playground introduces a concept for indoor recreation that has proven successful in the Twin Cities by providing a themed playground designed to attract elementary and pre-school aged children. The proposed Shakopee expansion, by virtue of the facility components and attractions, will generate a tremendous interest for birthday parties. To meet this anticipated market for birthday parties two specially designed rooms to accommodate birthday parties are needed. The game room provides an area for young people and teenagers to gather to enjoy games and socializing in a controlled area and also can be the same space senior citizens use during day time hours when young people are in school. In addition to the aquatic area, the indoor play feature of this component will provide the “wow” factor that will attract young people to the proposed recreation center.

The proposed center should have a “family” orientation and meet the broad based leisure and health needs of the community. Multi-use, flexibility of space and versatility of operation are important and the facility should not be seen as just a sports center. The focus of the center’s diverse market segments and activities should be a function of time rather than space. Intergenerational use must be emphasized and the center needs to truly have something for everyone.

The ability to deal with the delicate balance between programming and drop-in needs will determine how accessible the facility will be perceived. Programs (leagues and classes) clash with drop-in users and can become very disruptive to drop-in users and care must be given to manage the balance between drop-in activities and programming needs.

DRAFT

Program Recommendations

The focus of the overall project is on meeting the community's recreational and wellness needs of the City of Shakopee. Based on feedback collected from community stakeholder and public input sessions, and the goal of making a facility as self-sustaining as possible, the following represents the program recommendation.

Gymnasium – A sport space that is approximately 15,000 sq. ft. and divisible into three gym areas (each with a 50' by 84" basketball court) by a drop curtain. The main gymnasium space should be set up for a variety of activities including youth/adult basketball, youth/adult volleyball and potential convention/trade show space. Portable seating should be included (tip and roll type bleachers).

Expand Running/Jogging/Walking Track – A ten-foot wide track that surrounds the gymnasium and goes through other parts of the facility that can be used for walking or jogging. The track expansion is approximately 5,000 sq. ft.

Ice Rink – An area of about 30,000 for another sheet of ice and adequate locker room space, storage and dry land training facility.

Aerobic/Fitness/Dance Area - An area approximately 2,000 SF that features a mirrored wall, dance bars mounted on the wall, free-floating impact floor, sound system, storage area and storage cubbies. This space would be used for aerobics, dance, pilates, and martial arts programs. A smaller auxiliary fitness room of approximately 1,000 SF is recommended to accommodate spinning classes, yoga and smaller classes not requiring the size of the main aerobic room. This room should also have a free-floating wood floor and adjustable lighting to adjust/modify the environment for yoga and relaxation classes.

Aquatic Area – Recognizing the importance of competitive swim needs, the consulting team strongly believes the community needs are currently greatest for the therapeutic and recreational aquatic elements. A space that is approximately 14,000 sq ft. including a lap pool for fitness activities and swimming lessons, as well as an indoor family recreational pool is recommended. The recreational pool should be designed around a specific theme with features that include zero depth entry, current channels, and other water play features. The aquatic area should be supported by a whirlpool bath and separate teaching/therapy pool that can accommodate rehabilitation, lap swimmers and swim lessons.

The overall aquatic design should account for a future expansion of a competitive swimming venue. This will give the community flexibility to decide how a venue like this could better align with future community development strategies.

Weight/Cardiovascular Area – An area of at least 6,000 sq. ft. that includes free weights, selectorized machines and cardiovascular equipment for youth and adult fitness, sport specific training, rehab/exercise and stretching. In addition, a space of approximately 200 sq. ft. dedicated to health screenings and personal training client space.

Multi-Purpose Room – A space of about 3,500 sq. ft. that can be divided into smaller rooms for multiple program functions. This space would be used for community rentals as well. A small catering kitchen for food service with direct access to the meeting room is desirable. Also a small sink for cleanup and storage cabinet for program supplies is required.

Indoor Playground - A themed area designed for children ages 1-10 featuring a fun land with creative and interactive play equipment including a complex matrix of tubes, spiral slides, climbing apparatus, interactive music, hollow logs, and multi-level play structure. This space should be approximately 1,000 sq. ft.

Game Room – An area of about 500 SF that creates a game room with pool table, air hockey, ping-pong, foosball and limited video games. This space has multigenerational appeal as seniors may use equipment during the day and youth/families use the equipment in the evening.

Birthday Party Rooms – Two rooms of approximately 400 sq. ft. each that is immediately adjacent to the leisure swimming pool and indoor play area. These rooms will be used to host birthday parties and serve as a (messy arts class room).

Child Watch Area: This space requires about 1,200 SF with a separate quiet room and activity room that includes an area for the children to play games and toys. The childcare area should be adjacent to outdoor space and have direct access to the indoor playground. Ideally the childcare area is located near the lobby of the building with good visibility from the front desk or administrative area.

Support Spaces – There must be sufficient space and resources allocated for the following:

- Lobby/lounge space
- Front desk area
- Resource area
- Restrooms/Locker Rooms
- Concession and vending
- Office space
- Storage, storage and more storage
- Mechanical systems

Preliminary Program Summary. Based on the program assessment the following program summary is possible for the proposed Shakopee Community Center. Spaces are listed in square foot estimates and **does not take into account re-purposing existing space** within the Shakopee Community Center.

Component	Base Facility
Aquatic Area	14,500
Gymnasium	15,000
Ice Rink	30,000
Track	5,000
Weight/Cardio	6,000
Aerobic/Dance	3,000
Multipurpose Room	3,500
Babysitting	1,200
Birthday Party Rooms	800
Indoor Play Area	1,000
Game Room	500
Support Spaces	19,500
Net Building	100,000
Circulation (18%)	18,000
Total Building	118,000

Note: This is a preliminary facility program only and is pending approval of the study committee. Validation of the square footage, and circulation percentage needs to be verified by 292 Architects.

Shakopee Ice Arena / Shakopee, Minnesota

New Building: Preliminary Building Program

3/30/2015

Rinks and Associated Areas	SF	#	Subtotal SF
Ice Sheet	17602	2	35,204
Deck Area (incl. deck around both ice sheets)	7957	1	7,957
Seating (831)	4261	1	4,261
Seating (360) Portable bleachers on lower level	3203	1	3,203
Sub-Total			50,625
Mechanical / Electrical / Storage			
Ice Mechanical Room (Refrigeration)	987	1	987
Resurfacer Room	1322	1	1,322
Resurfacer Room	1270	1	1,270
Mechanical/ Electrical Room	602	1	602
Mechanical / Electrical / Sprinkler Room	523	1	523
Elevator Equipment Room	43	1	43
Sub-Total			4,747
Locker Facilities & Associated Areas			
Team Room: Visitor	902	1	902
Team Room (HS Men; Varsity & JV)	1351	1	1,351
Team Room (HS Women; Varsity & JV)	1315	1	1,315
Team Rooms	432	8	3,456
Team Room (with toilet & showers)	658	1	658
Figure Skating Room (12'x12' min.)	206	1	206
Coaches Room (12'x12' or 10'x10')	180	2	360
Coaches Room (12'x12' or 10'x10')	171	1	171
SHA Office	180	1	180
Referees Office	166	1	166
Referees Office	158	1	158
Toilets (Unisex)	56	4	224
Storage	143	2	286
Storage	432	1	432
Sub-Total			9,865
Skating Support Spaces			
Dryland Training	5016	1	5,016
Janitor & Storage	532	1	532
Skate Changing Area	438	1	438
Sub-Total			5,986
Administrative & Public Spaces			
Lobby (incl. concess. seating, vending, trophy cases & vestibule)	7930	1	7,930
Pro-Shop / Ticketing	479	1	479
Manager Office	243	1	243
Concessions w/ prep & storage	811	1	811
Multi-purpose Meeting Room (s)	3228	1	3,228
Public Toilet Rooms (Men: Main Lobby)	357	1	357
Public Toilet Rooms (Women: Main Lobby)	504	1	504
Public Toilet (Unisex)	79	1	79
Public Toilet Rooms (Men: Upper Level)	236	1	236
Public Toilet Rooms (Women: Upper Level)	302	1	302
Janitor	61	1	61
Sub-Total			14,230
Circulation (first level)	4920	1	4,920
Circulation (second level)	2769	1	2,769
SUB-TOTAL			93,142
Contingency (walls thickness, etc.)			5,422
TOTAL			98,564

PROGRAM: Repurposed Community Center

Shakopee Repurposed Ice Arena / Shakopee, Minnesota

Renovation: Preliminary Building Program

3/30/2015

Lower Level: Aquatics	SF
Aquatics (Additional 1334 SF at corner extension)	16683
Party Room	598
Women's Locker Room	1658
Sauna	105
Family Locker Room	1238
Men's Locker Room	1453
Aquatics Office	220
Lifeguard Room	130
Aquatics Mechanical	1005
Storage	1116
Sub-Total	24206

Lower Level: Gymnasium / Fitness	SF
<i>Gymnasium</i>	<i>12400</i>
Multi-purpose	2921
Multi-purpose storage	438
Party Room	947
Storage	947
Janitor	230
Storage	1079
<i>Women's Locker Room</i>	<i>1402</i>
<i>Men's Locker Room</i>	<i>1392</i>
<i>Men's Toilet</i>	<i>255</i>
<i>Women's Toilet</i>	<i>255</i>
<i>Janitor</i>	<i>27</i>
<i>Elevator Mechanical</i>	<i>77</i>
Sub-Total	22370

Upper Level: Fitness	SF
Party Room	711
Office Area	2288
Teen/Senior Center	2854
Childcare	2007
Storage	944
Mechanical	928
Spinning	862
Stretching	835
Fitness Studio 1	2023
Fitness Studio 2	2026
Weight / Cardio	5903
Playground (Additional 627 SF at entry)	1560
Fitness Lockers	280
Sub-Total	23221

Subtotal: All Building Program Spaces **69797**

Lower Level SF (Existing SF & additional SF in Aquatics and Playground as noted. Also includes circulation space, mechanical spaces and wall thicknesses) **61170**

Upper Level SF (Existing SF & additional SF in Aquatics and Playground as noted. Also includes circulation space, mechanical spaces and wall thicknesses) **36205**

Total Overall SF **97375**

Note: Italicized spaces indicate existing, unchanged program areas



1 SITE PLAN
1"=40'

ARENA

The proposed ice arena includes two NHL-size ice sheets, spectator seating, team rooms, a training area, multipurpose space and a lobby with concessions and ticketing. The quality level regarding construction and finishes would be similar to the City's current facility. Durable, cost-effective finishes on both the exterior and interior—such as precast concrete and concrete block—will be selected to ensure a long-lasting building with minimal long-term maintenance requirements.

FUTURE

The proposed ice arena also includes plans for a future ice sheet should the City choose to expand. The third ice sheet would include an NHL-size rink, team rooms, ice mechanical space and spectator seating. Additional lobby space, connected to the main arena lobby, would also be constructed.

SERVICE

A service road is located at the rear of the building and provides access to the arena's mechanical spaces and ice sheets. Employee parking would also be provided in this area. The service road and parking could be expanded to accommodate requirements of a future ice sheet.

PARK

Surface parking for 150 vehicles is provided (this assumes a shared parking arrangement with a neighboring facility); handicap spaces are located adjacent to the main entry walkway. The parking area would be planned to allow for expansion should a shared parking arrangement not be available or a third ice sheet should be constructed.

DRAFT



The mechanical area includes spaces for both the building and ice refrigeration equipment. It also includes an ice resurfer space for each rink.

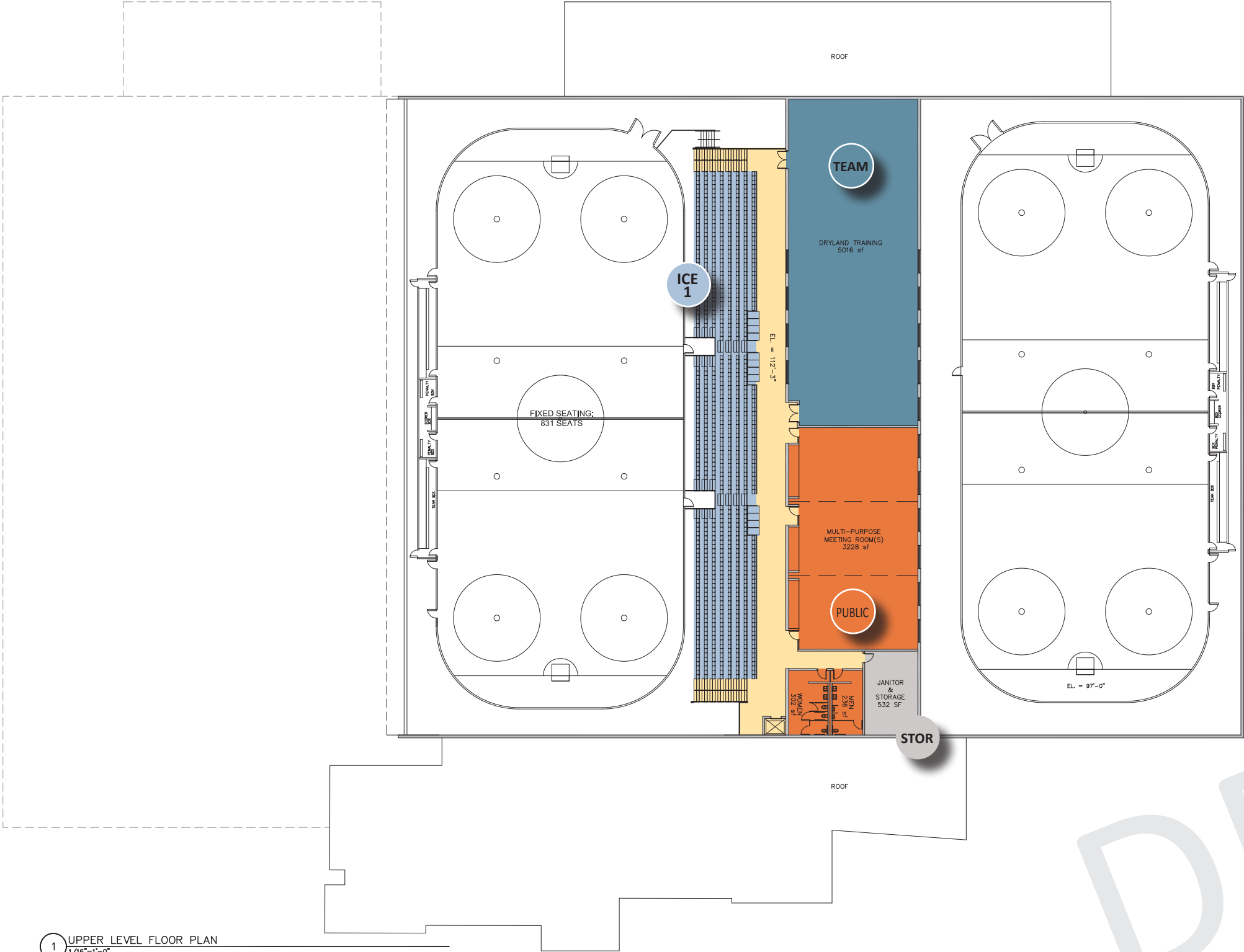
Rink 1 includes an NHL-size ice sheet (85'x200') and permanent bleacher seating for more than 800 spectators (shown on upper floor plan). Seating is accessed from both the lower and upper level. Direct access to team rooms, referee rooms and other skating support spaces is provided.

Rink 2 includes an NHL-size ice sheet (85'x200') and bleacher seating for more than 300 spectators. Seating is accessed from the main floor of the rink. Direct access to team rooms, referee rooms and other skating support spaces is provided.

The team area, centrally located between the rinks, includes team rooms for youth, home and visitors varsity teams, coaches rooms, and other skating support spaces, such as offices and storage. The team area spaces have direct connections to both rinks and the lobby. Floor levels in the corridors of this area are ramped to address the different floor elevations required for direct rink and main lobby access.

The lobby space serves as an event pre-function area. Vending and cafe seating for concessions and viewing is provided.

The public area includes a variety of spaces: concessions, ticketing, toilets, and management offices. Most of the spaces are located within the main lobby, with the exception of an skate changing area which is located adjacent to Rink 1.



TEAM

The team area on the upper level includes the Dryland Training Center. The center houses fitness and hockey-specific equipment—such as free weights, cardio machines, shooting cages and slide boards—for ice sports participants. Some windows are provided for views to Rink 1 and 2.

ICE 1

Bleacher seating for Rink 1 accommodates more than 800 spectators. The seating is accessed primarily from the upper level. Handicap seating is located along the central corridor.

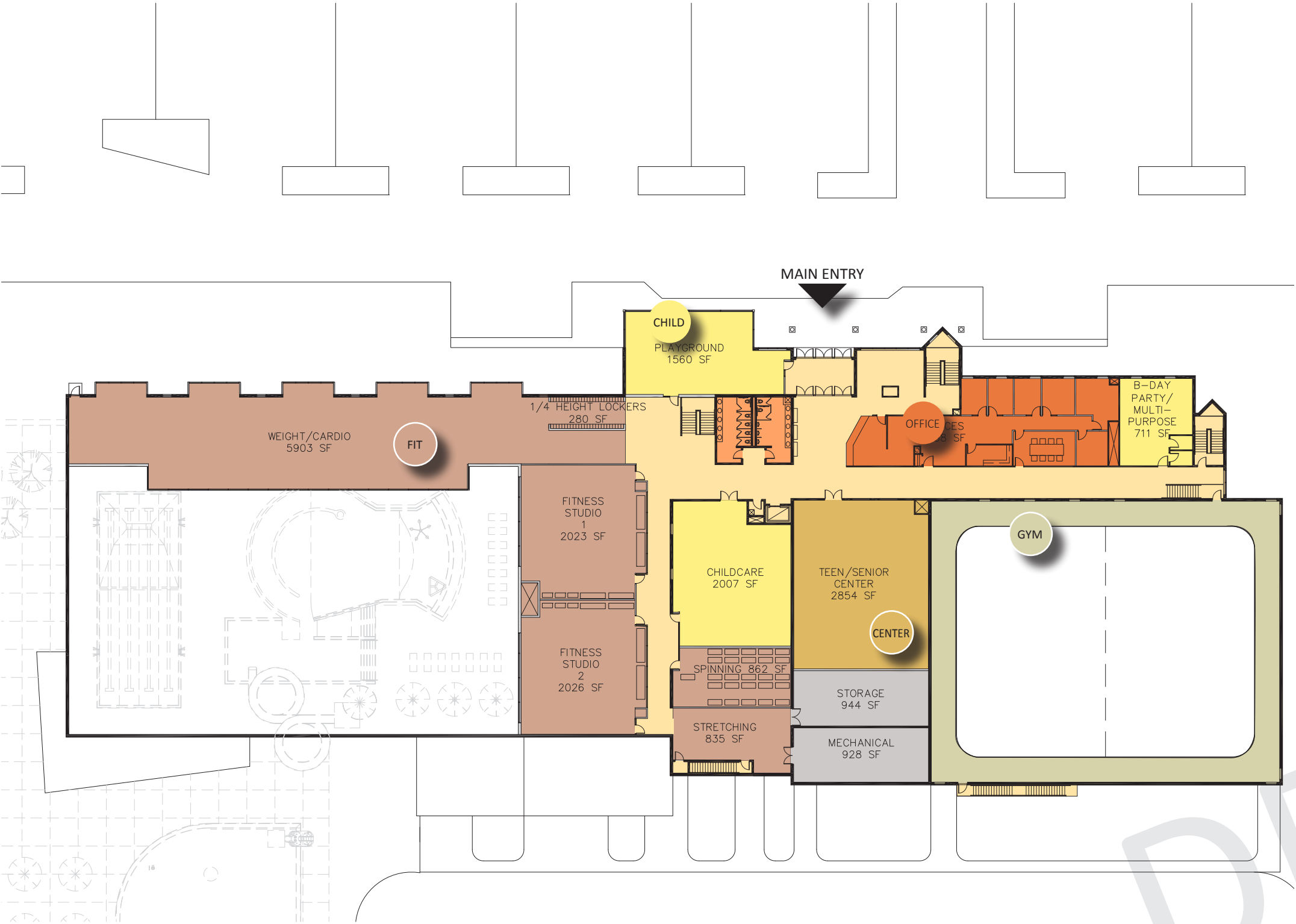
PUBLIC

A multi-purpose space and toilets are provided on the upper level. The multi-purpose space contains alcove storage and movable partitions that can separate the large, single space into three smaller rooms. The multi-purpose space contains windows with views into Rink 2.

STOR

A janitor space and storage area is provided on this level for multi-purpose or training center needs.

1 UPPER LEVEL FLOOR PLAN
1/16"=1'-0"



1 UPPER LEVEL FLOOR PLAN
1/16"=1'-0"

CHILD

The child area of the re-purposed community center includes a new indoor playground, childcare and party rooms. The indoor playground is located at the building's previous ice arena entry, highlighting the new front facade with a vibrant, activity filled space. Childcare is located near the playground and check-in desk. Additional check-in desks will be located within the childcare and indoor playground spaces. One of the three party rooms is located on the this level, across from the running track and gymnasium.

OFFICE

Existing interior office spaces will be reorganized and expanded to provide additional offices, meeting space and storage.

GYM

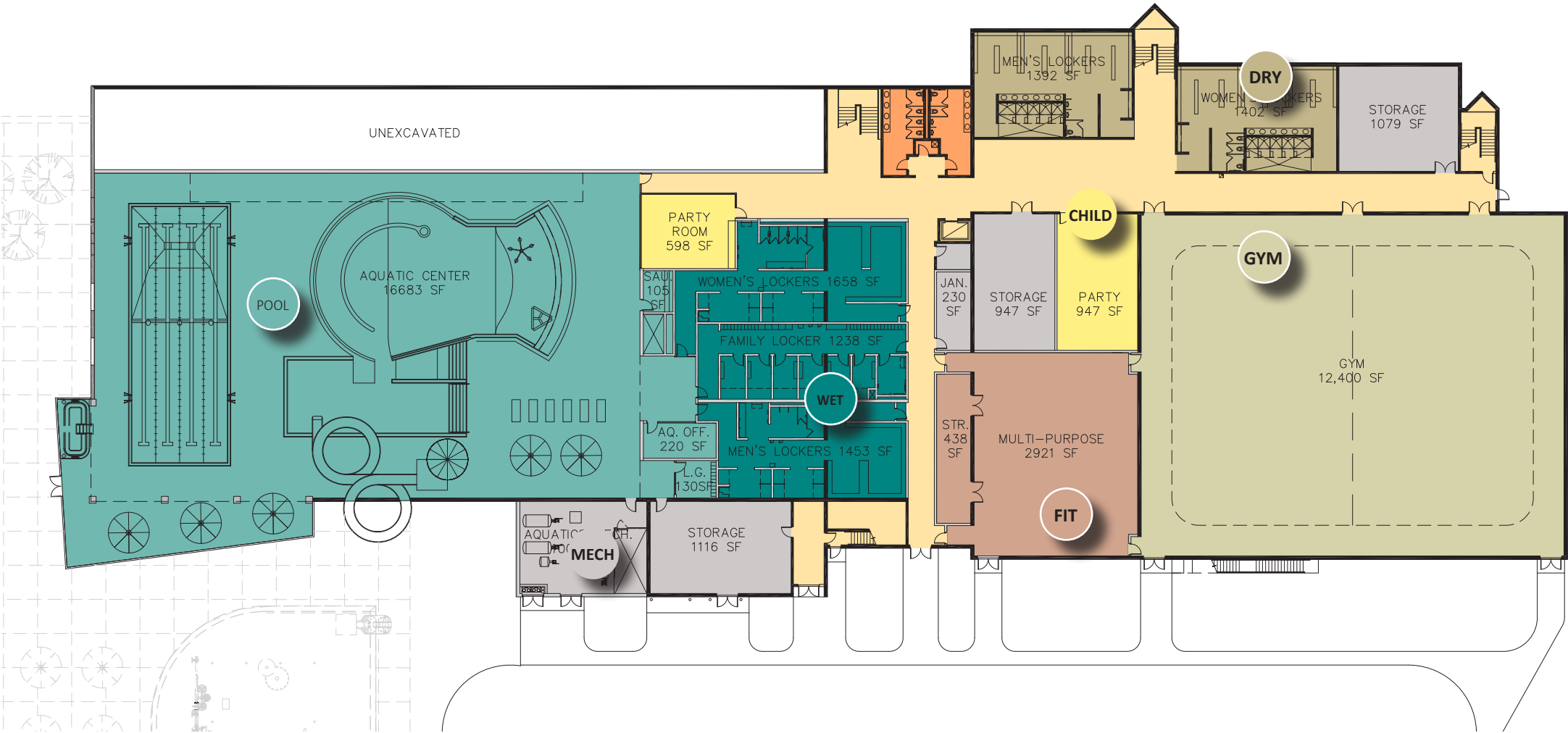
The existing gymnasium and running track will remain. Paint finishes may be updated.

CENTER

The center area of the re-purposed community center contains gathering and hang-out space for seniors and youth. Located at front entry near the check-in desk, the center will contain a casual, coffee-shop atmosphere, computer terminal space and portable stage for events.

FIT

The fitness area has been expanded and relocated to the upper level of the re-purposed community center. A weight and cardio area (including a variety of machines and free-weights is located to the front of the building in what was the ice area seating. A series of fitness bays with views to the exterior have been created. A single, larger fitness bay has been created at the interior of the building and overlooks the new aquatics center below. Two fitness studios are also located adjacent to the pool. The studios contain alcove storage, mirrors on one wall and windows overlooking the aquatics area below. Glass partition walls are included along the corridor near the studio entries to enliven and brighten the corridor. The spinning studio has been relocated to the upper level and a stretching area—central to the studios—has been defined. A bank of lockers have been included in this area for drop-in patrons that do not need to use the locker rooms on the lower level.



1 LOWER LEVEL FLOOR PLAN
1/16"=1'-0"

DRY

The existing lockers room—located near the gymnasium on the “dry” side of the community center—will remain.

GYM

The existing gymnasium and running track will remain. Paint finishes may be updated.

CHILD

The children’s area on the lower level includes two party rooms; one of rooms is adjacent to the gym and the other is adjacent to the aquatics.

FIT

A multi-purpose room with internal storage is located adjacent to the gymnasium. The room can be accessed directly from the gymnasium or from the corridor near the aquatics locker rooms.

WET

New locker rooms for men, women and families are located adjacent to the new aquatics center.

POOL

A new aquatics center—including lap pool, zero-depth entry pool with slide, and a whirlpool—has been created in the location of the previous ice sheet. A window bay has been added to the southwest corner in order to bring in more natural light, enhance a connection to the exterior, and enliven the interior pool area. A potential outdoor aquatic area would be accessed through this corner extension.

MECH

A new pool mechanical space is located adjacent to the aquatic center. The existing ice mechanical spaces are designated for storage. Other storage areas are located near the gymnasium and multi-purpose room.



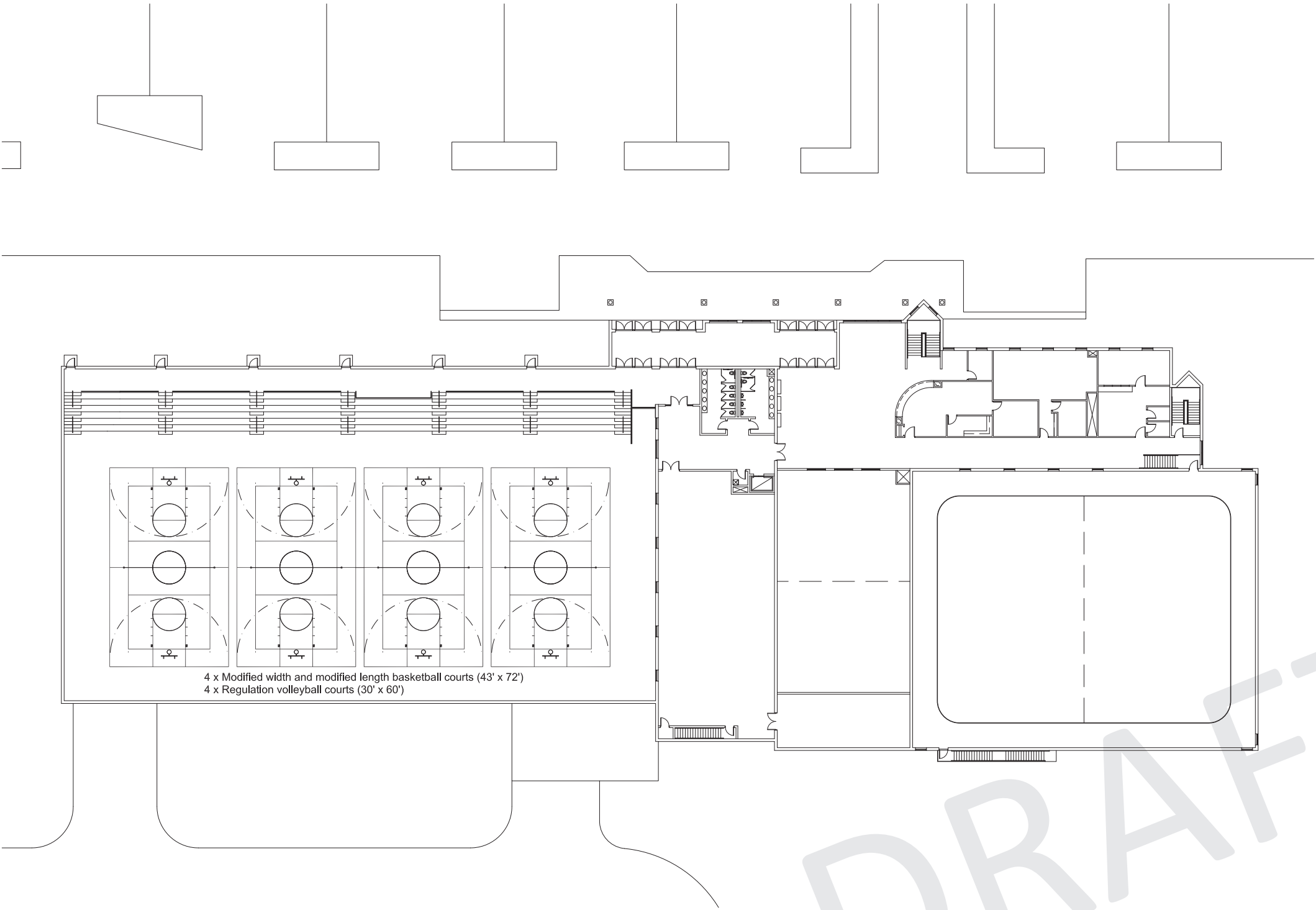
The repurposed community center includes minor additions for an indoor playground space near the front entry (not shown on this plan), fitness bays along the weight/cardio area (not shown on this plan), aquatics mechanical equipment and a corner extension in the aquatics area. The additional square footage accommodates necessary program elements and exterior/interior refreshes to the existing community center building.

An outdoor aquatics area is indicated adjacent to the indoor aquatics area. This potential, future program element may include features such as a lazy river, water slides, zero-depth entry pool and seating.

The revised parking area to the south of the building has the potential to accommodate additional parking for the outdoor aquatics and potential sports dome components. It also allows maintenance access to the pool mechanical room.

Without the construction of outdoor aquatics and the dome, the number of existing parking spaces is more than adequate to accommodate the parking requirements associated with the center's renovated spaces, including indoor aquatics.

A potential sports dome is indicated on the site plan, adjacent to the community center's south parking area. The placement of the dome allows the existing baseball field to remain, as well as the trail to the south. The main entry to the dome, a stand-alone facility, is located off the parking area.



1 UPPER LEVEL FLOOR PLAN
1/16"=1'-0"

292Desig

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I hereby certify this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the law of the state of Minnesota.

Date: XX,XXX,XX Reg. No: XXXX

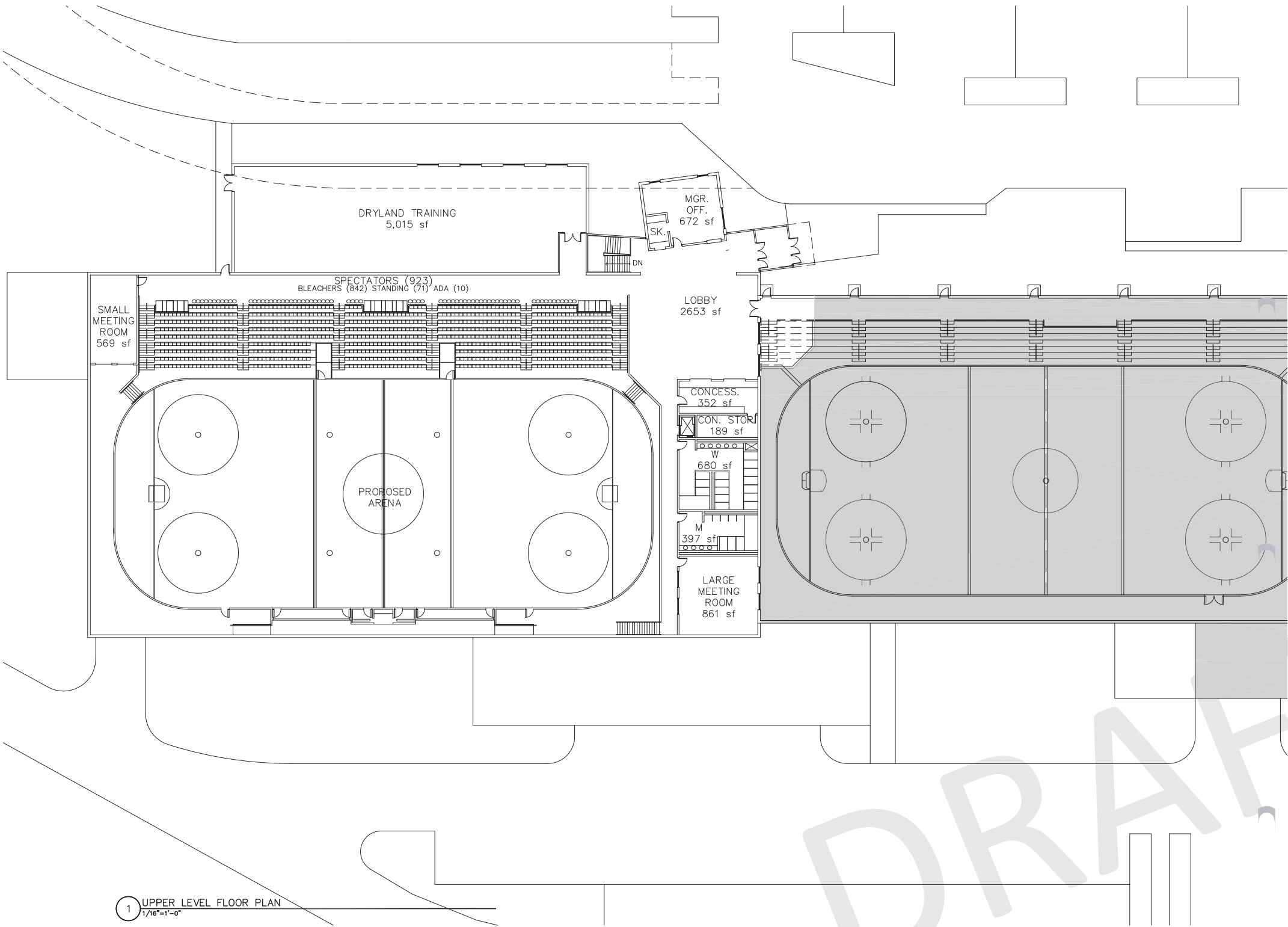
03.18.15

BUDGET SET:
ISSUE SET:
REVISIONS:

SHAKOPEE ICE ARENA
ICE ARENA RE-PURPOSE
SHAKOPEE, MN
UPPER LEVEL FLOOR PLAN: COURTS
1/16"=1'-0"

A200

© 292 Design Group (2013)



1 UPPER LEVEL FLOOR PLAN
1/16"=1'-0"

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Date: XX.XX.XX Reg. No: XXXX

01.26.16

BUDGET SET:
ISSUE SET:
REVISIONS:

SHAKOPEE ICE ARENA
ICE ARENA ADDITION

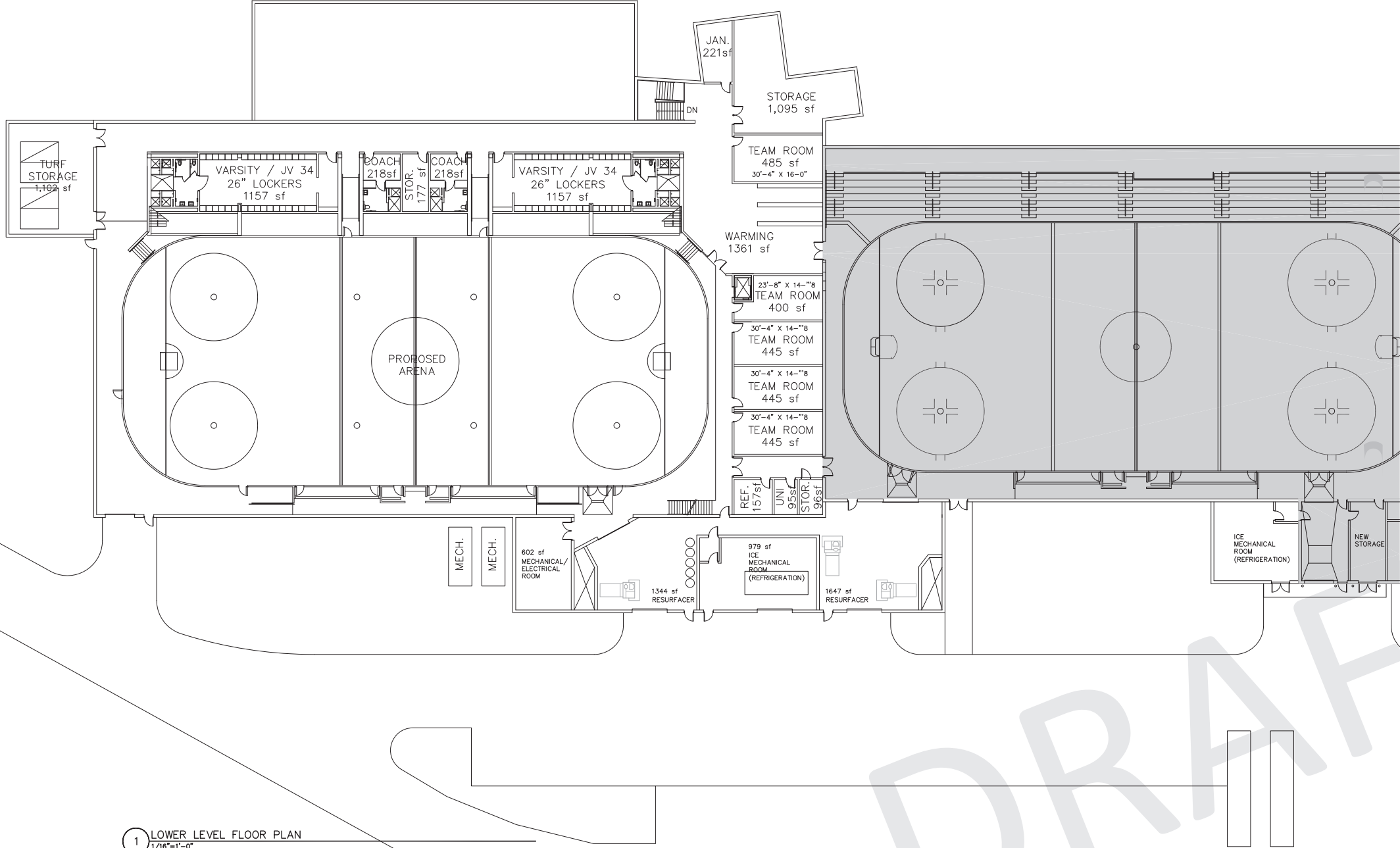
SHAKOPEE, MN

UPPER LEVEL FLOOR PLAN

16/04/16

A200

© 2012 Design Group (2013)



1 LOWER LEVEL FLOOR PLAN
1/16"=1'-0"

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10000 1/2" = 1' - 0"

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Date: XXXXXX Reg. No: XXXX

01.26.15

BUDGET SET:
ISSUE SET:
REVISIONS:

SHAKOPEE ICE ARENA
ICE ARENA ADDITION

SHAKOPEE, MN
LOWER LEVEL FLOOR PLAN

150xx200

A100

© 200 Design Group (2013)

When preparing the cost estimates for the new ice facility, the following assumptions were made regarding the building materials and systems. They outline the basis for facility quality level.

- Precast concrete wall panels with grey concrete and colored aggregate
- R-30 insulated roof with white EPDM roofing over long-span steel bar joists and metal decking
- Brick or stone accents at front entry
- Aluminum storefront and glass at main entry
- Concrete block interior walls, painted
- Stained concrete lobby floor
- Tile walls in public restrooms
- Precast concrete bleachers with aluminum plank seating
- High efficiency high bay lighting in the arenas, and high efficiency lighting in the support spaces
- Rubber flooring throughout the team rooms, hallways, and rink access
- Industrial Ammonia indirect refrigeration system with concrete rink floors and heat reclaim for sub-soil heating system and snow melt pit
- Desiccant dehumidification systems
- HVAC rooftop units with energy reclaim
- Complete fire protection system
- Carpeting in offices and meeting rooms

Detailed cost estimates are included in the following section.

DRAFT

DRAFT ESTIMATE SUMMARY

ESTIMATE DATE: February 24, 2015
PROJECT: Shakopee Ice Arena (New 2 Sheet Arena)
ARCHITECT: 292 Design Group
DRAWING DATE: January 26, 2015



DESCRIPTION	Notes	Base Estimate	\$/sf 100,418
Construction Costs			
Concrete		\$582,397	\$5.80
Precast Concrete		\$1,727,470	\$17.20
Masonry		\$609,029	\$6.06
Structural Steel		\$881,461	\$8.78
Metal Fabrications		\$140,585	\$1.40
Rough Carpentry		\$34,605	\$0.34
Millwork		\$76,491	\$0.76
Roofing		\$569,547	\$5.67
Thermal Barriers		\$49,459	\$0.49
Joint Sealants		\$20,084	\$0.20
Doors Frames Hardware		\$85,528	\$0.85
Overhead Doors		\$27,000	\$0.27
Glass & Glazing		\$216,374	\$2.15
Gypsum Board		\$51,400	\$0.51
Tile	Alternate #1 Includes Tile for Varsity/JV	\$0	\$0.00
Acoustical Ceilings		\$36,823	\$0.37
Carpet & Resilient Flooring		\$17,200	\$0.17
Rubber Flooring		\$263,791	\$2.63
Moisture Mitigation		\$84,168	\$0.84
Paint & Wallcovering		\$161,805	\$1.61
Specialties		\$46,164	\$0.46
Operable Partitions	Allowance for (2) Partitions	\$25,000	\$0.25
Concession Equipment	Allowance	\$50,000	\$0.50
Aluminum Benches		\$32,000	\$0.32
Aluminum Bleachers	Allowance for Bleachers at 2nd Rink	\$50,000	\$0.50
Stadium Seating		\$39,500	\$0.39
Site Furnishings	Allowance	\$15,000	\$0.15
Ice Rink System		\$2,400,000	\$23.90
Elevators		\$65,000	\$0.65
Fire Protection		\$180,752	\$1.80
Plumbing		\$683,967	\$6.81
HVAC		\$1,418,457	\$14.13
Electrical		\$1,315,539	\$13.10
Earthwork		\$195,657	\$1.95

ESTIMATE DATE: February 24, 2015**PROJECT:** Shakopee Ice Arena (New 2 Sheet Arena)**ARCHITECT:** 292 Design Group**DRAWING DATE:** January 26, 2015

Site Paving		\$267,225	\$2.66
Site Concrete		\$98,024	\$0.98
Site Utilities	Allowance	\$150,000	\$1.49
Landscaping	Allowance	\$50,000	\$0.50
Survey		\$25,068	\$0.25
General Conditions		\$806,992	\$8.04
Final Clean		\$25,105	\$0.25
General Liability Insurance		\$149,321	\$1.49
Builders Risk Insurance		\$32,579	\$0.32
Building Permit		\$150,477	\$1.50
Bond		\$95,552	\$0.95
Subtotal Construction Costs		\$14,002,596	\$139.44
Escalation		\$420,078	\$4.18
Contingency		\$721,134	\$7.18
Contractor's Fee		\$454,314	\$4.52
Total Construction Estimate		\$15,598,122	\$155.33
Owner Costs			
SAC/WAC Fees		\$0	\$0.00
Owner Furniture & Equipment		\$0	\$0.00
Phone and Data		\$0	\$0.00
Audio Visual		\$0	\$0.00
Security Systems		\$0	\$0.00
Owner Moving Expense		\$0	\$0.00
Owner Artwork and Signage		\$0	\$0.00
Subtotal Owner Costs		\$0	\$0.00
Design Fees			
Arch. Design Fees		\$1,091,869	\$10.87
Subtotal Design Fees		\$1,091,869	\$10.87
Contingency			
Owner Contingency		\$0	\$0.00
Subtotal Contingency		\$0	\$0.00
Total Project Estimate		\$16,689,990	\$166.21

ALTERNATES

ESTIMATE DATE: February 24, 2015
PROJECT: Shakopee Ice Arena (New 2 Sheet Arena)
ARCHITECT: 292 Design Group
DRAWING DATE: January 26, 2015



Total Base Estimate: \$15,598,122

RJM Construction has prepared the following alternates for consideration. We would welcome the opportunity to analyze the alternates and other potential value options with your project team if required.

ALTERNATES:

No. 1:	Build out the Varsity and Junior Varsity locker rooms. (finishes, lockers, MEP fixtures)	Add	\$181,475
No. 2:	Provide an additional 150 parking stalls.	Add	\$226,313

DRAFT

DRAFT ESTIMATE SUMMARY

ESTIMATE DATE: March 30, 2015
PROJECT: Shakopee Indoor Aquatics
ARCHITECT: 292 Design Group
DRAWING DATE: March 23, 2015



DESCRIPTION	Notes	Base Estimate	\$/sf 58,552
Construction Costs			
Demolition	Slab on Grade Demo, Ext. Wall Demo	\$320,954	\$5.48
Concrete	Slab on Grade and Concrete Topping	\$434,316	\$7.42
Precast Concrete	Exterior Precast Panels and Precast Plank	\$391,500	\$6.69
Masonry	Foundations and Interior CMU Walls	\$372,520	\$6.36
Structural Steel		\$418,996	\$7.16
Metal Fabrications		\$53,375	\$0.91
Rough Carpentry	Miscellaneous Blocking	\$35,278	\$0.60
Roofing / Metal Panels		\$129,900	\$2.22
Thermal Barriers	Waterproofing/Joint Sealants	\$105,613	\$1.80
Storefront/Curtainwall Systems	Exterior & Interior	\$461,850	\$7.89
Finishes	Millwork, Doors, Floor/Wall/Ceiling Finishes	\$1,269,455	\$21.68
Specialties	Toilet/Locker Room Specialties	\$50,895	\$0.87
Lockers	Allowance	\$35,000	\$0.60
Aquatics Systems	Lap Pool and Zero Depth Pool	\$1,665,000	\$28.44
Aquatics Accessories	Allowance	\$100,000	\$1.71
Ice Rink System	Remove Existing Rink System/Boards	\$75,000	\$1.28
Elevators	Utilize Existing Elevator	\$0	\$0.00
Fire Protection		\$108,499	\$1.85
Plumbing		\$308,665	\$5.27
HVAC		\$715,262	\$12.22
Electrical		\$669,488	\$11.43
Earthwork		\$229,250	\$3.92
Site Paving & Concrete	Patching Allowance	\$25,000	\$0.43
Site Utilities	Assumes Re-using Existing	\$0	\$0.00
Landscaping	Allowance	\$20,000	\$0.34
Survey		\$17,566	\$0.30
General Conditions		\$609,818	\$10.41
Final Clean		\$25,105	\$0.43
General Liability Insurance		\$95,131	\$1.62
Builders Risk Insurance		\$20,756	\$0.35
Building Permit		\$97,945	\$1.67
Bond		\$63,979	\$1.09
Subtotal Construction Costs		\$8,926,116	\$152.45
Escalation		\$267,783	\$4.57

ESTIMATE DATE: March 30, 2015
PROJECT: Shakopee Indoor Aquatics
ARCHITECT: 292 Design Group
DRAWING DATE: March 23, 2015



Contingency		\$459,695	\$7.85
Contractor's Fee		\$337,876	\$5.77
Total Construction Estimate		\$9,991,470	\$170.64
Owner Costs			
SAC/WAC Fees		\$0	\$0.00
Owner Furniture & Equipment		\$0	\$0.00
Phone and Data		\$0	\$0.00
Audio Visual		\$0	\$0.00
Security Systems		\$0	\$0.00
Owner Moving Expense		\$0	\$0.00
Owner Artwork and Signage		\$0	\$0.00
Subtotal Owner Costs		\$0	\$0.00
Design Fees			
Arch. Design Fees		\$699,403	\$11.94
Subtotal Design Fees		\$699,403	\$11.94
Contingency			
Owner Contingency		\$0	\$0.00
Subtotal Contingency		\$0	\$0.00
Total Project Estimate		\$10,690,873	\$182.59

Indoor Aquatics Preliminary Estimate: \$6,700,000

Community Center/Aquatics Upgrades Preliminary Estimate: \$3,291,470

Sports Dome Budget: \$5,500,000 - \$6,000,000

Operations

The operations analysis represents a conservative approach to estimating expenses and revenues and was completed based on the best information available and a basic understanding of the project. Fees and charges utilized for this study reflect a philosophy designed to meet a reasonable cost recovery rate and existing rate structure and are subject to review, change, and approval by the City of Shakopee. The operations plan has been assembled by the major program area being considered by the City of Shakopee. There is no guarantee that the expense and revenue projections outlined in the operations analysis will be met as there are many variables that affect such estimates that either cannot be accurately measured or are subject to change during the actual budgetary process.

Expenditures

Expenditures have been formulated on the costs that were designated by Ballard*King and Associates to be included in the operating budget for the facility. The figures are based on the size of the center, the specific components of the facility, and the hours of operation. All expenses were calculated to the high side and the actual cost may be less based on the final design, operational philosophy, and programming considerations adopted by the City. The operating pro-forma was formulated using the following hours of operation for building the operating model. Hours usually vary some with the season (longer hours in the winter, shorter during the summer), by programming needs, use patterns and special events. The projected hours of operation of the community center are as follows:

Monday – Friday	5:30am to 10:00pm.
Saturday	6:00am to 10:00pm.
Sunday	Noon-8:00pm

Revenues

The following revenue projections were formulated from information on the specifics of the project and the demographics of the service area as well as comparing them to national statistics, other similar facilities and the competition for recreation services in the area. Actual figures will vary based on the size and make-up of the components selected during final design, market stratification, philosophy of operation, fees and charges policy, and priority of use. All revenues were calculated conservatively as a result.

Future years: Expenditures – Revenue Comparison: Operation expenditures are expected to increase by approximately 3% a year through the first 3 to 5 years of operation. Revenue growth is expected to increase by 4% to 8% a year through the first three years and then level off with only a slight growth (3% or less) the next two years. Expenses for the first year of operation should be slightly lower than projected with the facility being under warranty and new. Revenue growth in the first three years is attributed to increased market penetration and in the remaining years to continued population growth. In most recreation facilities the first three years show tremendous growth from increasing the market share of patrons who use such facilities, but at the end of this time period revenue growth begins to flatten out. It is not uncommon to see the amount of tax support to balance the community center budget increase as the facility ages.

OPERATIONS ANALYSIS

REVENUE ESTIMATES

Acct Number		Existing Budget	CC Expanded	Ice Arena	Aquatics	Turf Center
4762	Membership	204,000	444,087	0	40,800	0
4766	General Admission	116,500	116,330	14,000	82,000	0
4770	Lessons	84,000	72,000	36,736	140,250	12,000
4780	Youth Activities	28,700	28,700	0	0	15,000
4795	Adult Programs	9,000	12,500	0	0	0
4796	Room Rentals	12,500	6,000	0	0	0
4797	Room Rentals	250	1,500	0	0	0
4798	Rentals	28,100	28,100	2,500	8,000	76,000
4774	Ice Rentals -Taxable	50,750	0	81,200	0	0
4775	Ice Rental - Exempt	218,125	0	392,125	0	0
4800	Skate Sharpening	2,000	0	4,500	0	0
4810	Concession	27,000	1,000	4,000	25,000	2,500
4812	Vending	4750	2,000	3,000	3,000	2,000
4817	Advertising	2,500	0	5,000	2,500	2,500
4818	Other	2,750	1,250	2,000	1,500	1,000
4761	Membership Insurance	37,000	0	0	0	0
Total		827,925	713,467	545,061	303,050	111,000

OPERATIONS ANALYSIS

EXPENSE ESTIMATES

Acct Number		Existing Budget	CC Expanded	Ice Arena	Aquatics	Turf Center
6002	Wage FT	558,750	345,100	160,955	100,440	181,167
6003	Wages PT	468,720	399,252	90,072	377,229	33,334
6015	Overtime	9820	7,500	5,000	7500	2,500
	Benefits	244,410	134,072	55,176	58,978	56,900
6202	Operating Supplies	109,900	56,450	33,200	45,750	3,500
6210	Office Supplies	7,475	8,500	1,500	1,500	500
6211	Recreation Supplies	45,720	44,720	2,250	1,750	5,500
6112	Uniforms	5,975	1,675	1,700	2,500	3,250
6213	Food	725	500	250	300	100
6215	Materials	6,000	6,000	0	0	0
6222	Motor Fuel	5,670	450	1,000	7,000	1,000
6230	Building Material Supplies	41,250	6,500	12,500	50,000	6,500
6240	Equipment Maintenance	8,350	6,000	5,000	5,500	150
6250	Merchandise	19,000	23,000	1,000	1,000	0
6310	Attorney Fees	2,000	3,500	0	0	0
6315	Building Maintenance	119,750	70,750	84,000	12,500	7,500
6316	Equipment Maintenance	11,850	6,200	4,800	4,800	2,500
6325	Instructors	31,025	34,375	17,280	21,750	1,500
6324	Transportation	8,200	1,500	0	0	0
6326	Cleaning	45,000	45,000	17,280	17,280	8,500
6327	Other Professional Services	37,900	33,400	3,500	2,500	1,500
6332	Postage	9,375	8,000	750	600	250
6334	Telephone	13,120	4,600	3,250	4,750	1,750
6336	Printing	33,150	27,250	4,000	2,000	1,000
6338	Advertising	7,200	5,000	1,500	1,500	1,500
6352	Liability Insurance	22,600	8,500	5,950	7,550	4,800
6356	Auto Insurance	400	400	0	0	0
6354	Property Insurance	28,700	16,000	15,000	12,750	7,500
6362	Electric	139,000	75,000	84,000	46,000	12,000
6364	Water	14,500	4,500	8,500	24,000	500
6365	Gas	41,400	24,000	27,500	20,000	17,000
6366	Sewer	4,500	2,600	4,250	2,000	500
6368	Storm	4,400	1,500	2,500	2,000	500
6410	Software Fees	20,950	15,400	1,200	1,500	4,200
6415	Software	28,600	19,800	3,520	7,050	3,520
6420	Equipment Rental	1,530	750	150	1,000	250
6425	Equipment	10,336	3,500	10,500	1,500	2,500
6430	Building Rent	249,660	109,200	221,000	155,710	165,000
6435	Other	5,000	5,000	1,000	1,000	1,000
6472	Conference/School/Training	6,360	3,000	500	1,000	2,000
6475	Travel	4,550	2,700	1,500	750	750
6480	Dues	4,160	1,750	1,650	1,650	400
6490	Subscriptions	375	375	150	0	0
6650	Credit Card Fees	12,400	15,000	800	0	0
Total		2,449,756	1,588,269	895,633	1,012,587	542,821

Market Analysis: Stakeholder meeting minutes	64
Zoning map	74
Zoning code: parking	75:

DRAFT

Shakopee Stakeholder meetings – General Questions

- Tell us about the size of your group.
- What trends are you seeing with participation?
- What does it cost to participate?
- Where do you currently go for your practices/games?
- What do you pay to utilize these facilities?
- What needs are not being met with existing facilities?
- What components is your group looking for?

Stakeholder Schedule

6:30-8pm	Jamie
8-9pm	Fitness members
10-Noon	Rec staff
2-3pm	Hockey Association
3:30-4:30	HS Hockey
5-6pm	Finance
9:15-10:15	Senior group
1-2pm	Hospital
3-4pm	Activity Directors
4-5pm	YMCA
5:45-6:45	Sport Assoc (Basketball/Volleyball/Wrestling)
7-8pm	Sport Assoc (Baseball/softball)
8:15-9:15	Sport Assoc (LAX/Soccer/Football)

School District**Dr. Rod and Ed and Mike**

Interested in swapping/trading with the City for amenities

Interested in seeing the sports dome on the SD campus

Ballot question needs to be completed by the end of January

Support for the potential to build new rink on school property

Potential to partner with School for tennis program

New/expanded school only is looking at a couple of grass fields and a turf field

Looking at creating a campus – looking at maybe 6-7 different entry points

Hockey coach is looking at space to expand and develop dry land training – space to shoot, train

Prior Lake Rink is a good example to visit

Committed to an additional \$62,000 in Ice Time hours and looking at an additional \$20,000 more if extra ice is available but School District is willing to double their commitment for ice time and leasing the training space.

HS team is forced to use 5:30am practices currently

Trying to build program for 40 boys/40 girls players

School District would pay for locker rooms/dry fitness. School may also commit resources to include locker rooms/dry land. Lease agreement works best for School District - School District willing to take on some equipment cost along with booster club.

Adding six basketball courts as part of the school expansion – becoming a destination

Gymnastics is a need although the High School does not have a team
 More storage and gym space for wrestling is needed
 At the very least a turf baseball field – not necessarily an indoor field
 Interested in indoor space for spring sports including LAX/golf/soccer – robotics/drones also.
 Joint power to cover operations – streamlining scheduling and programs
 Benefit of having one person involved in schedule – having one person for School District and City contact has been an improvement
 Special needs group could use warm water – currently going to Dakota
 Intramural will be a growing issues – especially if school doubles in size. School District wants a classy intramural program with a coordinator and support staff.
 Outdoor cricket need is growing
 Spirit of more cooperation is in place currently
 Potential to expand parking area with the School District
 School District needs to plan backwards from May 2015 – decision on ice is top priority
 The second high school site will need infra-structure if used for potential ice rink location

Finance Dept

Shakopee has experienced a 13% growth in 2014 plus new commercial growth – stars are aligning – creating more tax revenue
 Caution about using utility to fund any recreation expansion even though recreation would pay loan back.
 Tax abatement debt finance – right of way recovery fee. City has all of the right of ways – all developers/cable companies etc pass on fees to others. Tax abatement financing has stood the test of a federal challenge. Tax abatement in Shakopee is estimated to generate \$750,000 per year
 Building fund is well stocked with about \$7M in reserve. Julie would support using some of the reserve for a second sheet of ice
 Tax abatement – development tax does not require a referendum will handle \$25M in debt over 20 years
 Challenge will be to get Council to support without a referendum. How to you bring a higher economic base into the city – quality of life issues. City is not getting the higher income residents/professionals.
 Tax level to support operations \$1.6M from a 10% levy – it will be off-set by new growth. Market growth alone is increasing property tax. A portion of tax could be dedicated to rec center/fund designations.
 For discussion - tax increase “guess-timate” might be \$175.00 on a \$175,000 home value.
 Overall need to annex more land to expand tax base huge impact on getting/expanding tax base.
 EDAC involvement – perhaps get a spokesperson/committee behind the City’s efforts. Need for developing a foundation of support in the community.
 Low income options/support available for Shakopee residents through County and State.
 Not sure the City should be the face of the project maybe EDAC lead the charge??
 Canterbury will benefit from City facilities – especially with events hosted by the City bringing in tourist.
 City will help bring in more gate attendance for Canterbury
 Focus on who will be served with new center – senior, youth, high school, sports, pre-school groups – need to be tax supported.
 Receptive to another location

Hospital

Not interested in operating a fitness center

Have rehab in Chaska CC – small satellite location possible in Shakopee

Phase 4&5 cardiac rehab is possible at Shakopee CC

Urgent care space?

Open to naming rights/sponsorship

Aquatic rehab a need – especially for warm water therapy

Wide open market for community education – largest space on St Francis campus is for 75 people – looking for space

Screening/community wellness

Interest in the potential to lease space from the City

Assistance in safe work place training/initiative

Hospital rehab/therapy is available without referral

Athletic training /acceleration type services similar to Chaska

Model like Chaska would be of interest – maybe 4,000-8,000 SF more if urgent care is part of the scope

Contract hospital staff for athletic training

Potential to subsidize corporate wellness program for hospital employees

Potential for collaboration of corporate wellness to area employers

Support for community events/sponsorship for events – adventure race, etc

Alina Health and wellness initiative might be a good model to pattern City's corporate wellness after

Mike likes the idea of shared staff opportunities – trainers/instructors, etc

Obesity initiatives – obesity rate in this County or Twin Cities

Mason City/YMCA model

Youth Associations – BB/VB/Wrestling

Christine – VB

Oct-may season – 15 teams - 12 club levels and 3 prep teams

Practice twice/week – rent space from Catholic School @\$50/hour and Eden Prairie @\$75/hour

Don't host tournament or league games

Strength/agility training provided at elementary school twice per week.

Limit the number of teams because of gym availability - 120 girls plus camps and clinics

Space use at the school gyms is free except for afterhours/weekend use.

Girls pay \$800 per player – paid coaches. \$17 fee collected for City only covers use of school facilities

Cutting about 20 girls per season – could have added another 4 teams.

Brad – wrestling

Minnesota club of the year – one of the largest clubs in Minnesota

All Shakopee kids – 90 kids pay \$110 membership fee plus volunteer and equipment deposit K-9th grade

Use West Jr High and HS gyms.

One tournament per year for 500-600 wrestlers. – major fund raiser for the club. 4 rings in main gym and 4 rings auxiliary gym.

Boys Basketball - 538 participants

35 teams – travel and in-house

Share gym space – ½ court

Host one large tournaments (8 courts for 112 teams)

MN. Youth Athletic Tournament gets concession revenue – also 5 fall league weekends. BB program pays for custodial services/rental for events when they host/tournaments

Summer camp

Getting less than half of the gym time they actually need.

Fees are \$295/season in house \$80/player

Participation growing 3.5% per year

Issue with teams having to share a court with two teams – similar to ice hockey

One point of contact from scheduling for each program

Primarily gym use occurs on Mon/Tues/Thurs

Needs:

VB needs time for 4 more teams or a total of 48 hours per week

Wrestling needs a space for metro program on Monday – having different teams come in for practice and Brad needs 1 gymnasium space for this program

Six new gym spaces will help the court teams (BB/VB)

Getting access to school gyms on weekends without having to pay the custodial fee would help with capacity issues

Group agreed that if 6 more courts were available at the schools then the associations don't need to duplicate facilities at the community center – their needs would be met.

Baseball/softball

RJ – Girl's fast pitch/Alan – baseball/ Chet baseball

Fast pitch 200-250 girls for both travel and in-house

Use Savage dome for try outs in March and winter development programs

Playing in dome ball leagues around the Twin Cities

Base registration \$120 plus \$125-\$150 for travel teams. \$1,000 fee for the selected 14-16 age group

Baseball 595 kids 28 in house 26 teams traveling

Use Jackson Township for fields, pitch to pitch in Burnsville (contract), Savage dome for tryouts

Indoor gym at high school

Fees range from \$100-\$450 per player depending on level

Needs:

Savage/Eden Prairie dome examples

Currently there are two cages – added 9 BB and 6SB batting machines for outdoor fields

Savage has three cages. Dome is a soccer field divided into thirds

Need a winter facility for softball league and indoor practice for baseball – one infield size would be nice

Recommend soccer facility size turf space

Older athletes go to bigger/stronger program at the high school

Low priority for dry land training but would be value added service

Meeting room space/video capabilities

Storage/storage/storage

Willing to sign a long-term contract with the City

Height of existing rink is prohibitive for baseball/softball

Losing Stemmer with High School expansion will displace 2 fields

Existing field meet the minimum needs based on current participation levels

Existing community center is not attractive – looking for modern look – Eden Prairie model

Football/LAX/Soccer

Soccer – year round soccer program - spring rec program has 600 kids, spring competitive program has 500 kids, fall competitive league has 250, fall recreation program 400 kids. Futsol program at HS gym on Sunday and Fridays. – about 200 kids (Nov-April). Rent out Soccer Blast on Monday and Thursday – same group that is playing Futsol. Soccer growing 10%/year

Having another 4-hours of indoor space would meet the soccer needs

Special population program in the spring

At risk kids – middle school about 100 kids (Hispanic)

Competitive fees \$400-\$500, Rec at \$85/\$95

Camps \$45/\$90

Field maintenance – (field 1&2) with overuse. Fields are lighted some they get football use also

Turf field would help alleviate this problem

Need:

16 field spaces for meeting today's program – need an addition 4 fields since the city only has 12 fields in their inventory - maybe 25 fields in another 5-years

Access of rental time at other facilities during winter

Hosts one 175 teams tournament in spring

Host Minnesota State games

Sports complex has 7 full-size fields

Parking is an issue during soccer practice. Need to have one way signage in the soccer complex parking lot

LAX is taxing the existing field inventory

Could use an additional 3 days per week at 4 hrs per night or 12 hours per week (full field)

Locker storage for equipment desired

No need for locker rooms

Concession stand would be nice

Larger track, gym space for plyometric training

Soccer would use a turf area at CC if ice was moved to another location

Hockey Association

Jim – president of hockey board

406 kids – most over last 5 years (375 players 5 years ago) about 200 families

Dropped players after last referendum loss

Number of players that waiver out – 40 over a 6-7 year period – 15 this year/12 during 2013/14 – some players leave for better/more competitive associations (26)

Prior Lake, Chaska, Eden Prairie and Bloomington – most moving to bigger associations

62 new players out of 406 participants this season

Bantams pay - \$1,400, Peewees \$1,200, Squirts \$1,100 and U8 \$400

Buying \$50,000 of ice from Dakota per season

E-Train each team gets 10 work outs per \$200/team 1.5 hours Ply station, treadmill, synthetic ice.

Accounts for about \$32,000/per season

Need 1,700 hours of ice to meet USA standards – currently using 1,200 - would add \$250 per player for additional ice time or \$100,000 per season.

Youth Hockey has \$100,000 set aside for a second ice sheet

Possibility of adding a user fee to help fund capital - \$50 rink fee per player (\$20,000/year)

P&R pays building rent to the City – now part of the Park asset fund

Building fund is a possible funding source for new facility (partial)

Put in \$350,000 per year into building fund - \$100,000 pool, \$150,000 rec center, \$100,000 ice

Adult hockey is a difficult task in Shakopee – too far away from Cities to attract players

Possibility of getting on-going rental groups – informal

Oct-March season for second rink

No figure skating interest – Bloomington has a strong program. LTS possibility

Storage lockers

Off-ice shooting area/synthetic ice/ treadmill (\$100,000/unit)

Potential for dedicated locker rentals

Meeting room space – possibly for all sport associations

Concession a must have

Mail box/communication system for associations would help communicate with members

Coaches room with storage area

Association's storage area.

Lobby area is important

10' hallways/oversized doors would be nice

Youth hockey pays 15% of net - \$1,700-\$2,300/year

Youth hockey pays \$2,500 per season

Access to gym space

Potential for multi-association fund raising efforts.

Senior Group

24 participants

Who we are/what we are doing/ground rule

Need more pickle ball courts – especially on Sunday- more gym space or expanded times at the least

Senior center located here – ground level space, kitchen (catering), a larger room for pot lucks/evens

Lounge area for visiting

Seniors strongly supported keeping all senior programs and activities at the CC – not interested in moving to a new facility

Computer room, craft room with cabinets. Storage/Storage/Storage

Handicap accessibility

Many participants felt the City “should give us our space” for both senior activities and ice rink– “it’s time for the seniors as they have sacrificed for other groups of users in the past.”

Using GO bonds require a referendum vote. Tax abatement program could fund the facility through tax abatement that would not require a referendum

More fitness space with a good sound system desired

Group fitness space – dedicated space to contain music

More pickleball opportunities (USAPA.org)

Need

More room for exercise classes

TV integrated on equipment

Stretching area

Day care facility for children

Water aerobics – zero depth, water slide, hot tub, exercise area/lap lanes, water play feature

Dedicated senior space within the center that could be used for other activity but some space (lockable) for senior events – dedicated storage

Railing in the facility, especial to senior program areas is important.

Library? Some interest with a kiosk. At the very least a book exchange

Invite Speaker in – having a music room also

Hospital lunch series and screening – mixed results, some people wanted it, some said no

Outdoor space – trail/Bocci/pickelball

HS Activities Director

Biggest need is more ice – maybe even three sheets

Intramural programs? Not sure HS would offer an intermural hockey program. Cut varsity players play in a junior gold team – providing an opportunity to play

Jr Gold program is part of the youth hockey program – parent funded

Potential to develop a rink on the school grounds has support within SD

Sports dome could also go on school property

Important to look at seats in the ice arena for 2,500-3,000 people – similar to the Richfield Arena

Dryland training and locker rooms are critical

If plyometric and weightlifting is available then other sports would be interested in participating.

Existing training space at the high school is now too small

Space for baseball, softball, LAX, football, soccer, track – focus on practice

If the school add a field house the need for City to build indoor space will go away

Timing is a critical issue for the School District referendum

Ice is top priority – next is multi-purpose turf – possibility to dome the facility – gym space – swimming pool

YMCA – River Valley

Chris/Pat/Mary executive director/Greg –Prior Lake YMCA

Existing YMCA is 51,000 SF center attached to a church/assisted living

Fitness center 12,000 SF, 2 group X studio, aquatic center, vortex, splash pad, water slide, lap lanes, kids gym – no full size gym or track

Opened 2009

Working on a strategic plan around the Twin Cities for fitness – big hole in the Victoria, Shakopee, Carver area. Looking at this area as the economy is improving. Also where are kids/families for camps, after school program opportunities live.

Developing facility in Forest Lake – 9 acre site. City netted \$9M in tax abatement program and gave the money to the Y to build and operate. Y is floating a \$4.5M debt to complete the construction

Child care, membership, camp, and youth sports are 4 main entities that generate revenue for the Y's. It should be noted that membership is driven by the fitness components

Y's priority is to add a gym

Collaboration between City and YMCA might be having the Y operating the fitness center and/or pool. Looking to collaborate with leasing gym space. No set model but looking to reach a larger community. It appears the YMCA is interested in operating the programs areas with the greatest potential for revenue. What are opportunities to create more community? Gaps South of Shakopee – underserved and prioritize. YMCA looking at developing a hub and spoke concept – relationships with health systems. Looking at possibly developing an express Y concept with hub being in Shakopee and the express Y's being the spokes

Discussions w/Allina systems – Penny George clinic – acupuncture/urgent care/yoga/fitness. Allina would contract with Y for services. Forest Lake will include a 500 SF clinic space. Minute clinics support hospital with referrals.

Options for additional care after being released from hospital.

Possibility of express Y in Bellevue.

Prior Lake is saturated for fitness according to the YMCA..... Pat's concept is to flex and adapt with different sized or type boxes. Prior Lake Y is also close to Dakota facility

Land availability across the YMCA is attractive to the YMCA – potential to partner?

Potential for developing outdoor park with tribe land for development of sport fields on 80 acre site – potential for regional development.

Recreation Staff

Child care needed to reach full potential

Need day care – losing class potential

Need to be ADA compliant

If we need to prioritize then we should take care of what we have first

Fitness area is about 2,200 SF – should be at least 5,000 SF

Past memberships have run between 2700-3,000 members

One group x studio of 3,500SF with ample storage

Yoga studio of 1,500 SF

Dedicated spinning room

Design a community room that could be used for fitness/classes

Large stretching area TRX/classes

HVAC/TV adaption (walls – not integrated) – Survey users??

Integrated fitness tracking

Accelerated sports area – partnership w/hospital

Private instructors/screenings office

Aquatics – school pools too deep and cold

Need warmer water, exercise area – leisure play

Zero depth rock wall, water slide, lap lanes, zip line

Deeper water required for swim lessons -9 foot depth

Water spray/play feature and hot tub

Birthday party rooms (3)

Indoor/outdoor area – outdoor (perhaps splash pad)

Locker rooms w/family locker rooms

Ice Arena

Second sheet –with piping for a third rink

Locker rooms (6)

Dry room – 5,000 sf for leasing out for shooting stations/weight equipment – skating terminal

- Could space be used for other sports than hockey

Meeting room – 1500 SF – could be used for B'day parties

Concession stand for HS – fund raiser for associations

Offices, skate sharpening, skate rental

Seating capacity – not sure. New rink would be at least 1,000 for one and 500 for the other sheet. Jamie is looking at new sheet being the game sheet with 1,000 seats

Community space

Child care – indoor play structure

Community living room w/lobby

Concession area.

Teen center/senior center – could existing space be re-purposed for multi-purpose

Location with skatepark makes sense to have teen center at currently location.

Community room of about 3,000 SF that is divisible into 2-3 smaller spaces – with technology

Storage/storage/storage...Storage off the gym – storage to serve the outdoor fields

Staff offices and front desk format/layout

Sports/Athletic Center

Synthetic turf dome size of a football field

50,000 SF for turf sports

Separate court space for basketball/volleyball

Potential of moving ice rink to another location and converting existing rink to a court facility

Interest of putting a bubble versus a building

Locker rooms, concession and support spaces

Court space – 4 courts with bleachers or apron around the courts but existing rink w/3 courts works

Lobby area

Batting cages/golf simulator

Big archery program – gym/field house program

Fitness Users

6 attendees plus Park Board member and instructors

Comments:

Use to go to Gold's Gym – more facilities

Blue collar gym - \$300@family

Looking for value

No spandex - comfortable

Use to use Lifetime – expensive

Would like a towel service

Need more equipment

2-year member of CC

Anytime Fitness was too small – no classes/ Lifetime too expensive

Like Shakopee class offerings/quality

Membership meets need – fees/not crowded/comfortable

Would like adult/child boot camp

No frills – just get the workout in

Paula – instructor for 10+ years

Class offerings are attractive to members

Facility is dirty – glad to hear a FT maintenance position is being added to CC

Currently contract out custodial

Need day care facilities to build classes

Use to be at Lifetime

Need more free weights

More benches

BOSI balls/medicine balls/ropes & bands

Hand weights

Boot camp member for past 5-years

Longer track would be nice

Keeping facility clean/well maintained

Dedicated group X space

Designed/dedicated spin room

Stretching area

Self-directed fitness area

Operating hours close early

Cross fit area – especially with a turf complex

Storage space is an issue

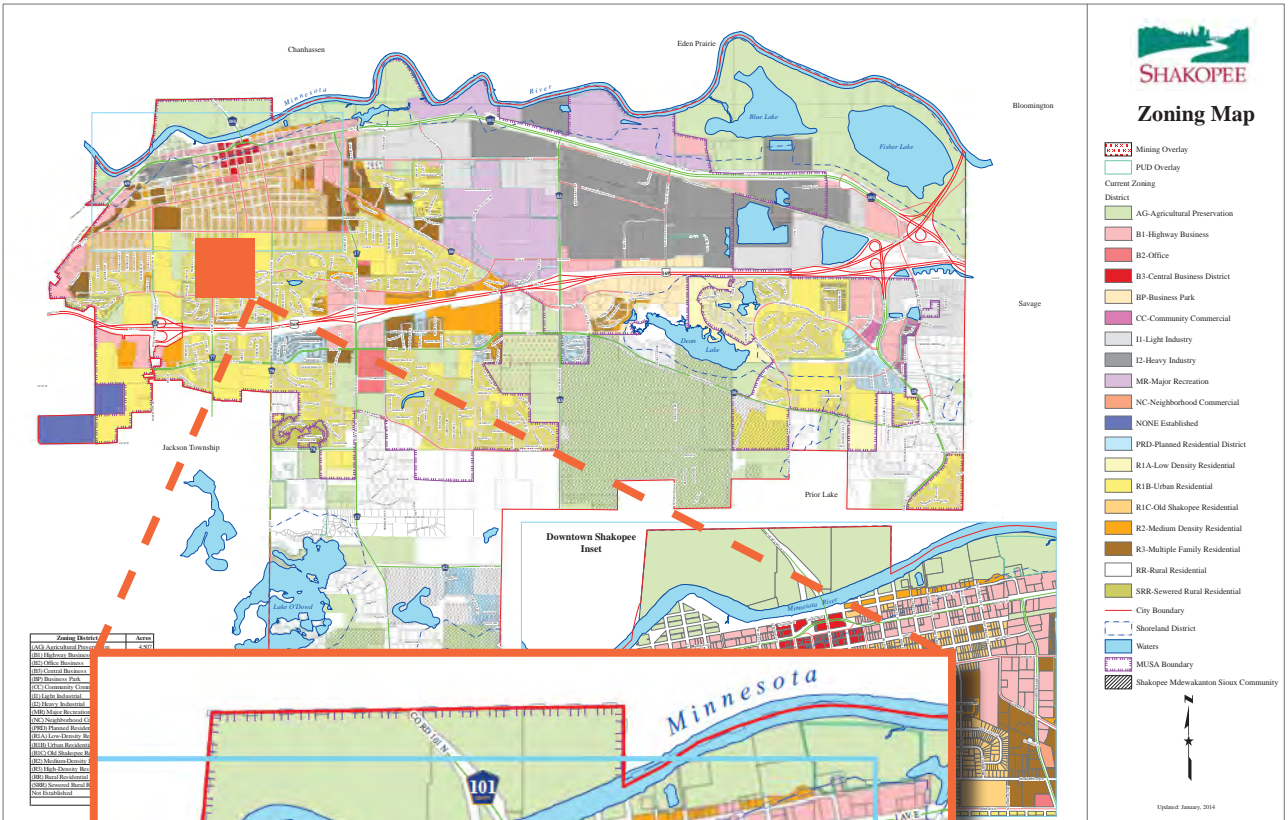
TRX area

Child watch

Batting cages

Dry land for hockey rink

DRAFT



SEC. 11.61. PARKING.

Subd. 1. Purpose. The purpose for the regulation of off-street parking is to alleviate or prevent congestion of the public right-of-way and to promote the safety and general welfare of the public by establishing minimum requirements for off-street parking of vehicles based on the use of the land.

Subd. 2. General Provisions.

- A. Application.** The provisions of this section apply to the required and non-required off-street parking in all zones, except that property within the central business (B-3) zone is exempt from the off-street parking requirements. These provisions apply to the entire area used for vehicular circulation and parking.
- B. Where May Park.**
 - 1. Except in the agricultural preservation (AG) zone, a vehicle may be parked only on a street or alley, or in a properly surfaced parking facility. Vehicles may be parked on grass or outside a parking facility when a flood or other emergency prohibits the use of the parking facility, or when the required parking for a particular use is insufficient to meet a business rush, such as during the holiday season.
 - 2. A recreational vehicle may be parked for more than twenty-four (24) hours only on an approved sales lot or self-storage facility, as specified in the parking provisions relating to residential parking facilities, or in a campground.
- C. Expansion of Existing Uses.** Any existing use or structure which is altered or enlarged must comply with the provisions of this section.
- D. Reduction of Parking Spaces.** Off-street parking spaces existing upon the effective date of this Chapter shall not be reduced in number below the requirements set forth in this section for that use.
- E. Use of Parking Space.** No required off-street parking space shall be used for an open sales lot or for open storage.
- F. Maintenance.** The owner of the principal use, uses, or structure shall maintain the parking facility and curbing in a neat and adequate manner.
- G. Residential Parking Facilities.**
 - 1. **Required.** Off-street parking facilities located outside of required setbacks shall be provided for at least two (2) vehicles for all single family dwellings. A suitable location for both a garage measuring at least twenty (20) feet by twenty-four (24) feet and a ten (10) foot driveway, which do not require a variance, shall be provided and indicated as such on a survey or site plan to be submitted when applying for a building permit to construct a new dwelling or alter an existing garage.

2. **Use.** Off-street parking facilities in an rural residential (RR), low density residential (R-1A), urban residential (R-1B), Old Shakopee residential (R-1C), medium density (R-2), or multiple-family residential (R-3) zone shall be used solely for the parking of personal vehicles.
3. **Location.** Off-street parking facilities in a residential zone shall not be located in the front yard setback or in a street side yard setback.
4. **Recreational Vehicles.** In a residential zone, one (1) of the exterior driveway parking spaces for a dwelling or a properly surfaced parking area meeting parking requirements for the zone may be used for parking or storing an unoccupied recreational vehicle that is either defined as a recreational vehicle (RV) under state law or which is a camper and that is less than thirty-five (35) feet in length. If parked in a location other than the driveway within a single family residential zone, RVs and campers shall be setback five (5) feet from an interior side or rear lot line, fifteen (15) feet from a street side lot line. RVs and camper shall not be parked in the front yard unless they utilize an exterior driveway parking space. No living quarters shall be maintained nor any business practiced in the recreational vehicle while it is so parked or stored. The recreational vehicle shall utilize only the existing driveway into the site. The vehicle shall be owned or leased by the property owner or resident on which the vehicle is parked.

No more than two (2) utility trailers, trailers for recreational vehicles such as snowmobiles and all-terrain vehicles (ATVs), and boats twenty (20) feet or less in length may be stored in a rear or side yard on lawn or turf or other surface, but must be setback five (5) feet from an interior side or rear lot line, fifteen (15) feet from a street side lot line. (Amended, Ord. 648, January 2, 2003)

A camper or RV recreational vehicle brought by a visitor may be parked or occupied for a period not to exceed thirty (30) days while visiting the resident of the property.

5. **Sales Trailers.** Sales trailers may not be parked in any zoning district in the City of Shakopee. (Added, Ord. 609, August 30, 2001)
- H. **Combined Parking Facilities.** Required off-street parking facilities for more than one (1) use, lot, or parcel of land may be provided through joint parking facility, a shared parking plan, or a cooperative parking plan. When required off-street parking facilities are provided off-site, written authority for using such property for off-street parking during the existence of the use shall be filed with the City. No such parking facility at its closest point shall be located more than 300 feet from the use being served.
1. **Joint Parking.** Off-street parking facilities for two (2) or more uses may be provided in a joint facility. The joint parking facility shall include sufficient spaces to meet the separate requirements for each use.

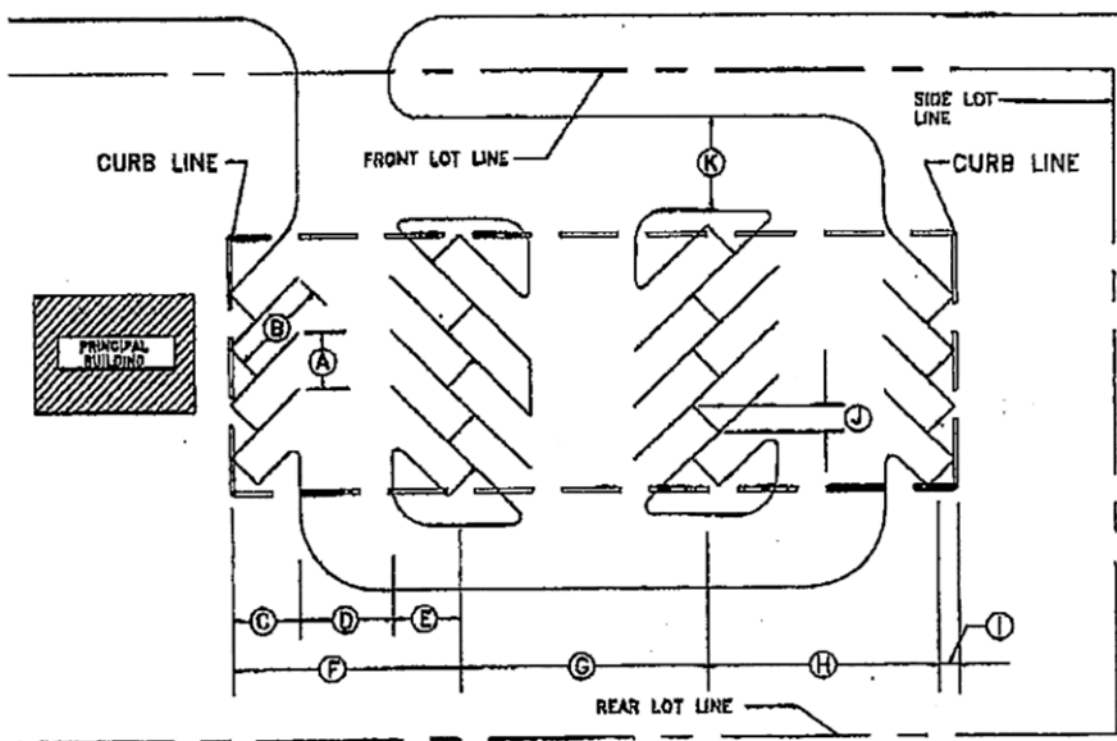
2. **Shared Parking.** Off-street parking facilities for two (2) or more uses with substantially different hours of operation may be provided in a shared facility. Evidence must be submitted showing that the uses normally are not open, used, or operated during substantially the same hours. Up to 50% of the required off-street parking facilities for a use may be provided in a shared parking facility. Shared parking is not a right, and the City shall have the discretion to give credit up to the 50% limitation based upon its review of plans, uses, and other information related to the off-street parking needs.
3. **Cooperative Parking.** Off-street parking facilities for one (1) use may be provided on the property of another use in a cooperative facility when that use has more parking spaces than are required. The excess spaces may be shared with another use through a cooperative parking plan.
4. **Application.** An application for approval of a shared parking plan or a cooperative parking plan shall be filed with the Zoning Administrator. The application shall be signed by the owner or owners of the entire land area to be included within the cooperative parking plan, the owner or owners of all structures then existing on such land areas, and all parties having a legal interest in such land area and structures. The application shall include plans showing the location of the use or structures for which off-street parking facilities are required, the location of the off-street parking facilities, and the schedule of times used by those sharing in common.
5. **Review.** The application shall be reviewed by the Board of Adjustment and Appeals. Upon approval of a shared parking plan or a cooperative parking plan, the plan shall be recorded in the office of the Scott County Recorder.
6. **Residential Parking Facilities.** Required off-street parking in residential zones shall be on the same lot or parcel of land as the structure for which parking is required.

Subd. 3. Design Standards.

- A. **Access.** Parking facilities shall provide a direct access to a public alley or street.
- B. **Traffic Flow.** Parking facilities shall be designed so that vehicles may enter, circulate, park, and exit in a convenient and orderly fashion. Backing onto streets is prohibited in multiple-family, business, and industry zones.
- C. **Angled Parking.** Parking spaces oriented at less than ninety (90) degrees to the aisle shall be limited to one (1)-way circulation.
- D. **Surfacing.** Except for parking facilities for single family dwellings within the agricultural preservation (AG), rural residential (RR), low density residential (R-1A), urban residential (R-1B), and Old Shakopee residential (R-1C) zones, the entire parking facility shall be surfaced with asphalt or concrete. Parking facilities for only one (1) or two (2) vehicles may be surfaced with other material which is dust-free and impervious to penetration by water.

- E. **Setback.** In all multiple-family residential, business, and industry zones, a minimum fifteen (15) foot setback shall be required between any parking facility and a street. A minimum five (5) foot setback shall be required between any parking facility and any other property line. These parking setbacks shall be landscaped in accordance with the requirements listed in Section 11.60.
- F. **Handicap Facilities.** Required handicap spaces and ramps shall be provided as specified in the State Building Code.
- G. **Minimum Size of Parking Spaces.** Each parking space shall be not less than nine (9) feet wide. Other minimum dimensional requirements for the design of parking facilities are shown in Table 1. Parking spaces beyond the minimum required number may be smaller or of different dimensions.

TABLE 1
Parking Lot Design



<u>Dimension</u>	<u>Diagram</u>	<u>Angle of Parking</u>			
		<u>45°</u>	<u>60°</u>	<u>75°</u>	<u>90°</u>
Space width, parallel to aisle	A	12.7	10.4	9.3	9.0
Space length of line	B	25.0	22.0	20.0	20.0
Space depth	C	17.5	19.0	19.5	20.0
Aisle width between space lines	D	12.0	16.0	23.0	24.0
Space depth, interlock	E	15.3	17.5	18.8	24.0
Module, edge of pavement to interlock	F	44.8	52.5	61.3	64.0
Module interlocking	G	42.6	51.0	61.0	64.0
Module, interlocking to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang	I	2.0	2.3	2.5	0.0
Offset	J	6.3	2.7	0.5	0.0
Cross aisle, one way	K	14.0	14.0	14.0	14.0
Cross aisle, two way	K	24.0	24.0	24.0	24.0

Subd. 4. Required Number of Parking Spaces.

- A. **Floor Area.** The term "floor area" for the purpose of calculating the number of required off-street parking spaces shall be the total floor area of all levels of a building, minus hallways, utility spaces, storage areas for uses not involving warehousing, and other accessory spaces.
- B. **Calculating Space.** When determining the number of required off-street parking spaces results in a fraction, each fraction of one-half (1/2) or more shall constitute another space.
- C. **Benches.** In public assembly places where seating is provided on benches, pews, or other similar items, each twenty-two (22) inches of such seating shall be counted as one (1) seat for the purpose of determining required parking.
- D. **Uses Not Listed.** When the parking requirements for a use are not specified, the Zoning Administrator shall determine which listed use or uses are the most similar to the proposed use. The parking requirements for that listed use or uses shall apply to the proposed use.

- E. Required Off-Street Parking.** Each use must provide, at a minimum, the number of required off-street parking spaces listed on Table 2. For lots or parcels of land containing more than one (1) use, the minimum number of required off-street parking spaces for each use must be provided.

**TABLE 2
NUMBER OF REQUIRED OFF-STREET PARKING SPACES
PER UNIT OF MEASUREMENT**

<u>Use or Use Category</u>		<u>Number</u>
1.	Residential and Lodging	
a.	Single family, two-family dwellings	2 per dwelling (Amended, Ord. 603, August 2, 2001)
b.	Multiple-family dwellings	2.25 per dwelling (Added, Ord. 603, August 2, 2001)
c.	Senior citizen housing and congregate housing	1 per dwelling
d.	Bed and breakfast inns	1 per guest room 1 per operator
e.	Motels, hotels - excluding restaurants and night clubs	1 per guest room +1 per two employees
2.	Education, Cultural, and Institutional	
a.	Middle, elementary, and nursery schools	1 per classroom +1 per 50 student design capacity
b.	Senior high schools	1 per 7 student design capacity +1 per classroom
c.	Churches, auditoriums, funeral homes	1 per 4 seats in main assembly area
d.	Nursing homes	4 minimum +1 per 500 square feet of floor area over 1000 s.f.
e.	Hospitals	1 per 2 hospital beds
f.	Public buildings, community centers, public libraries, art galleries, museums, post office	10 minimum +1 per 300 square feet of floor area over 1000 s.f.
g.	Public recreation	1 per 3 persons attending, design capacity

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|----|---|---|
| h. | Golf courses, sports facility, fitness club | 20 minimum
+1 per 300 square feet of floor area over 1000 s.f. |
| i. | Athletic field | 1 per 8 seats minimum |
| j. | Commercial recreation | 15 minimum
+50 per acre of developed recreation area |

3. Business/Industry

- | | | |
|----|--|---|
| a. | airports and heliports | 1 per 4 seats in waiting area
+1 per employee on largest shift |
| b. | animal hospitals, veterinary clinics | 1 per 500 square feet |
| c. | bowling alley | 5 per bowling lane |
| d. | bus terminals | 1 per 500 square feet |
| e. | car washes | 3 per stall |
| f. | cemeteries | 4 minimum |
| g. | commercial feedlots | 1 per employee on largest shift |
| h. | concrete or asphalt plants | 1 per employee on largest shift |
| i. | day care facility | 1 per 5 children |
| j. | dry cleaning plants | 1 per 300 square feet |
| k. | financial institutions | 1 per 200 square feet of floor area |
| l. | forestry and nursery uses | 1 per 500 square feet of sales area |
| m. | funeral homes | 1 per employee on largest shift |
| n. | furniture and appliance stores | 1 per 400 square feet of floor area |
| o. | gas stations | 1 per 6 gas pumps
+1 per 150 square feet |
| p. | grain elevators | 1 per employee on largest shift |
| q. | industrial or technical training schools | 1 per 3 students
+1 per employee on largest shift |
| r. | junkyards | 1 per employee on largest shift |

s.	kennels	1 per 400 square feet
t.	landscaping service and contractors	1 per employee on largest shift +1 per 500 square feet of sales area
u.	manufacturing and processing facilities	1 per 500 square feet of floor area, or employee on largest shift, whichever is greater
v.	medical, dental clinics	1 per 200 square feet of floor area
w.	motor freight terminals	1 per 1000 square feet +1 per 200 square feet of office area
x.	offices	1 per 250 square feet of floor area
y.	open sales lots, uses with exterior storage of goods for sale	1 per 500 square feet of sales area
z.	printing or publishing facilities	1 per employee on largest shift
aa.	private lodges and clubs	1 per 4 seats
bb.	railroad operations	1 per employee on largest shift
cc.	recycling or composting facilities	1 per 1,000 square feet of floor area, or employee on largest shift, whichever is greater
dd.	research, experimental or testing facilities	1 per employee on largest shift
ee.	restaurants (class I)	1 per 3 seats
ff.	restaurants (class II)	1 per 50 square feet of floor area +1 per 3 seats
gg.	retail establishments	1 per 150 square feet of floor area
hh.	riding academies	1 per 4 horse stalls
ii.	seasonal produce stands	3 minimum
jj.	self-storage facilities	1 per 10 storage units +1 per employee on largest shift +1 per resident manager
kk.	service garages for major vehicle repair	4 minimum +1 per service stall
ll.	retail centers	1 per 200 square feet of floor area (Amended, Ord. 702, May 13, 2004)

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mm.	taverns	1 per 50 square feet of floor area
nn.	taxi stands	1 per employee
oo.	theaters, auditoriums, or sports arenas	1 per 4 seats
pp.	truck or trailer rental facilities	1 per 400 square feet
qq.	uses having a drive-up or drive-through window	1 driving lane
rr.	vehicle, marine, implement, garden supply, building and material sales	6 minimum +1 per 500 square feet of floor area over 1000 s.f.
ss.	vehicle rental facilities	1 per rental vehicle +1 per 500 square feet of floor area
tt.	vending machine establishments	1 per vending machine
uu.	warehouses	1 per employee on largest shift
vv.	wholesaling establishments	1 per 1,000 square feet of floor area, or employee on largest shift, whichever is greater

(Ord. 31, October 25, 1979; Ord. 96, November 11, 1982; Ord. 158, January 31, 1985; Ord. 185, December 25, 1985; Ord. 246, June 17, 1988; Ord. 259, November 11, 1988; Ord. 264, May 26, 1989; Ord. 279, December 1, 1989; Ord. 377, July 7, 1994; Ord. 546, May 6, 1999; Ord. 702, May 13, 2004)

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